

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Enumclaw Plateau / 40

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 359

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

|                   | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
|-------------------|-----------|-----------|-----------|------------|-------|--------|
| <b>2005 Value</b> | \$106,200 | \$224,600 | \$330,800 | \$362,900  | 91.2% | 14.33% |
| <b>2006 Value</b> | \$116,400 | \$239,200 | \$355,600 | \$362,900  | 98.0% | 14.27% |
| <b>Change</b>     | +\$10,200 | +\$14,600 | +\$24,800 |            | +6.8% | -0.06% |
| <b>% Change</b>   | +9.6%     | +6.5%     | +7.5%     |            | +7.5% | -0.42% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -0.42% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

|                       | Land      | Imps      | Total     |
|-----------------------|-----------|-----------|-----------|
| <b>2005 Value</b>     | \$120,500 | \$225,800 | \$346,300 |
| <b>2006 Value</b>     | \$132,100 | \$241,200 | \$373,300 |
| <b>Percent Change</b> | +9.6%     | +6.8%     | +7.8%     |

Number of one to three unit residences in the Population: 3502

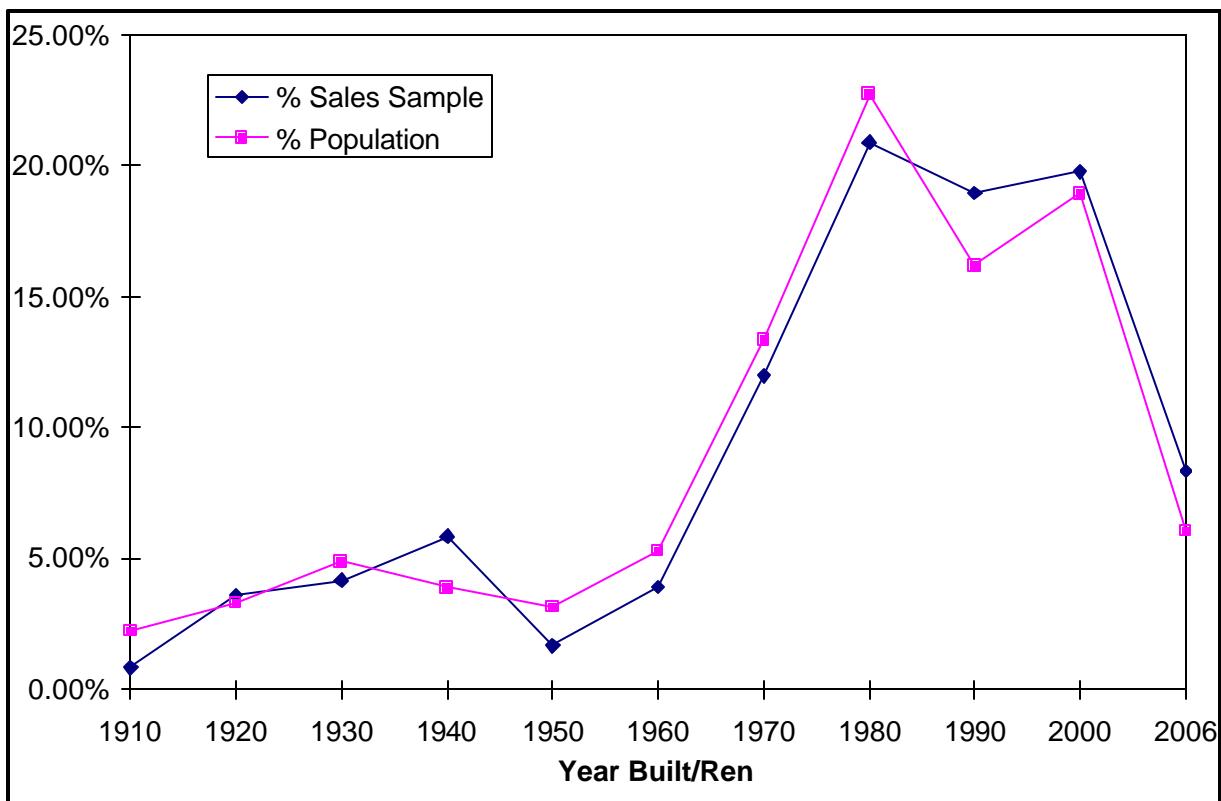
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties on three or more acres with a building grade of 10 or below, have a lower average ratio (assessed value/sale price) than other homes in the population; therefore, will have a higher upward adjustment. The formula adjusts for these differences thus improving equalization. The Enumclaw Plateau will be physically inspected in 2007, at the start of the new revalue cycle.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 3         | 0.84%          |
| 1920                | 13        | 3.62%          |
| 1930                | 15        | 4.18%          |
| 1940                | 21        | 5.85%          |
| 1950                | 6         | 1.67%          |
| 1960                | 14        | 3.90%          |
| 1970                | 43        | 11.98%         |
| 1980                | 75        | 20.89%         |
| 1990                | 68        | 18.94%         |
| 2000                | 71        | 19.78%         |
| 2006                | 30        | 8.36%          |
|                     | 359       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 78        | 2.23%        |
| 1920              | 116       | 3.31%        |
| 1930              | 171       | 4.88%        |
| 1940              | 136       | 3.88%        |
| 1950              | 110       | 3.14%        |
| 1960              | 185       | 5.28%        |
| 1970              | 468       | 13.36%       |
| 1980              | 796       | 22.73%       |
| 1990              | 567       | 16.19%       |
| 2000              | 663       | 18.93%       |
| 2006              | 212       | 6.05%        |
|                   | 3502      |              |

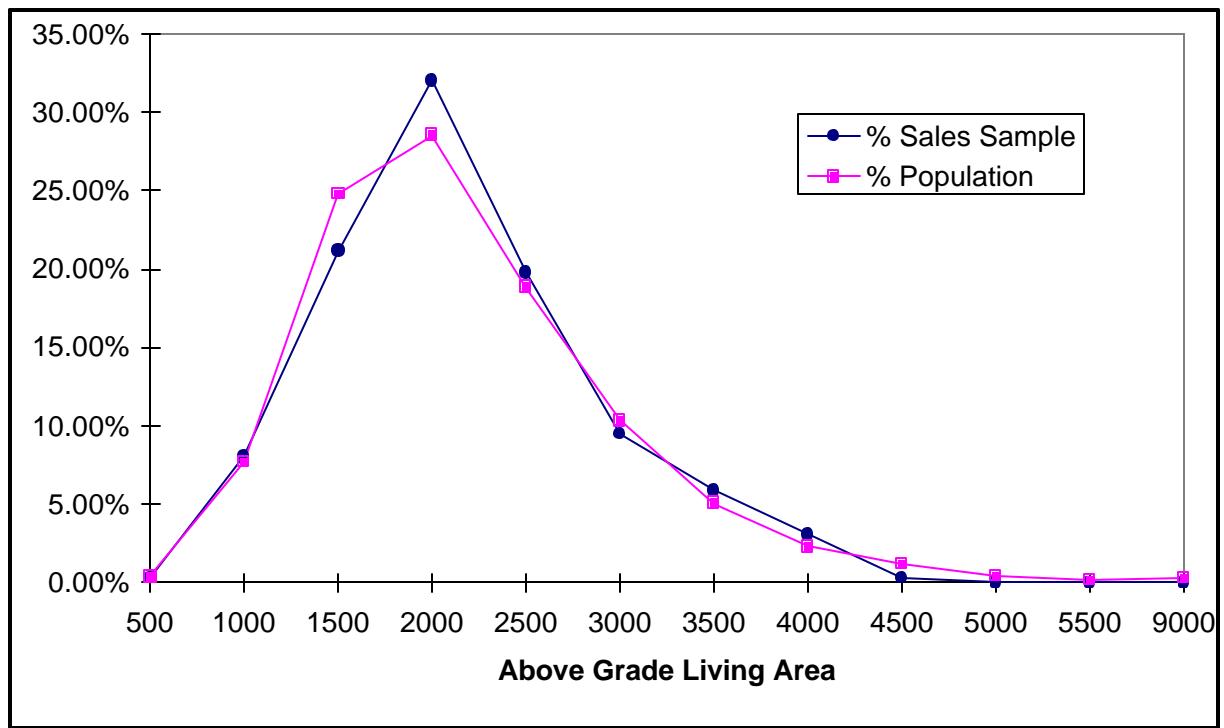


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 1         | 0.28%          |
| 1000                | 29        | 8.08%          |
| 1500                | 76        | 21.17%         |
| 2000                | 115       | 32.03%         |
| 2500                | 71        | 19.78%         |
| 3000                | 34        | 9.47%          |
| 3500                | 21        | 5.85%          |
| 4000                | 11        | 3.06%          |
| 4500                | 1         | 0.28%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 9000                | 0         | 0.00%          |
|                     | 359       |                |

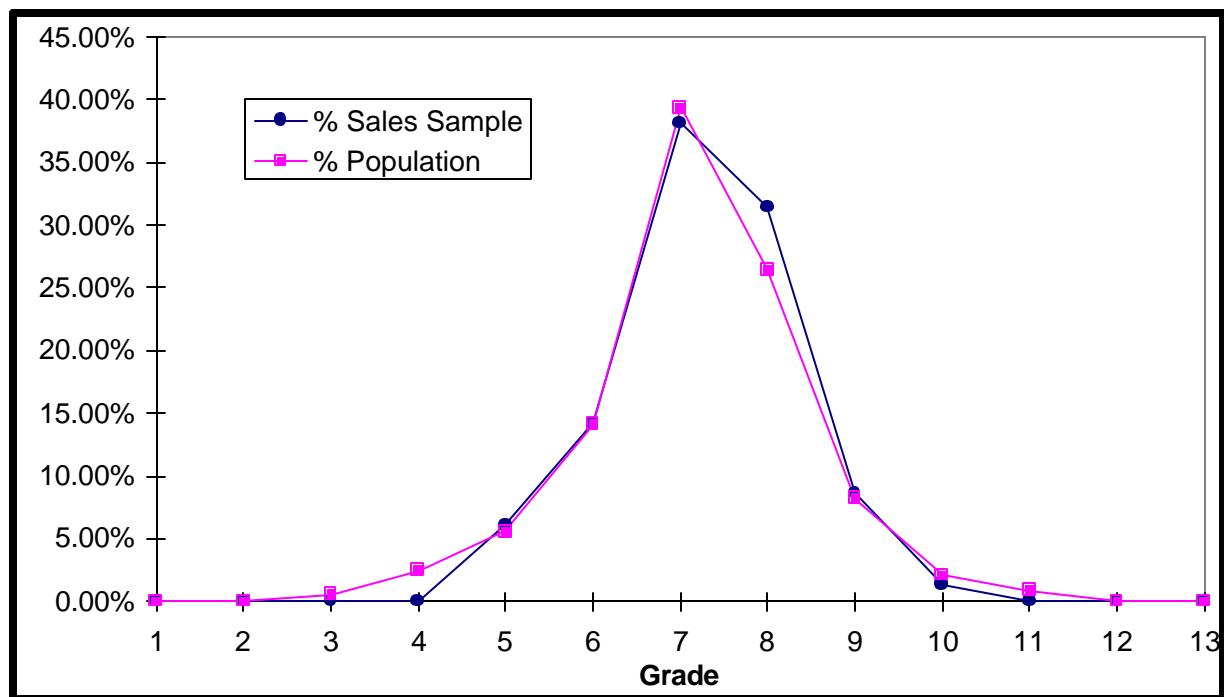
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 13        | 0.37%        |
| 1000              | 269       | 7.68%        |
| 1500              | 869       | 24.81%       |
| 2000              | 1000      | 28.56%       |
| 2500              | 660       | 18.85%       |
| 3000              | 361       | 10.31%       |
| 3500              | 177       | 5.05%        |
| 4000              | 80        | 2.28%        |
| 4500              | 41        | 1.17%        |
| 5000              | 15        | 0.43%        |
| 5500              | 6         | 0.17%        |
| 9000              | 11        | 0.31%        |
|                   | 3502      |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

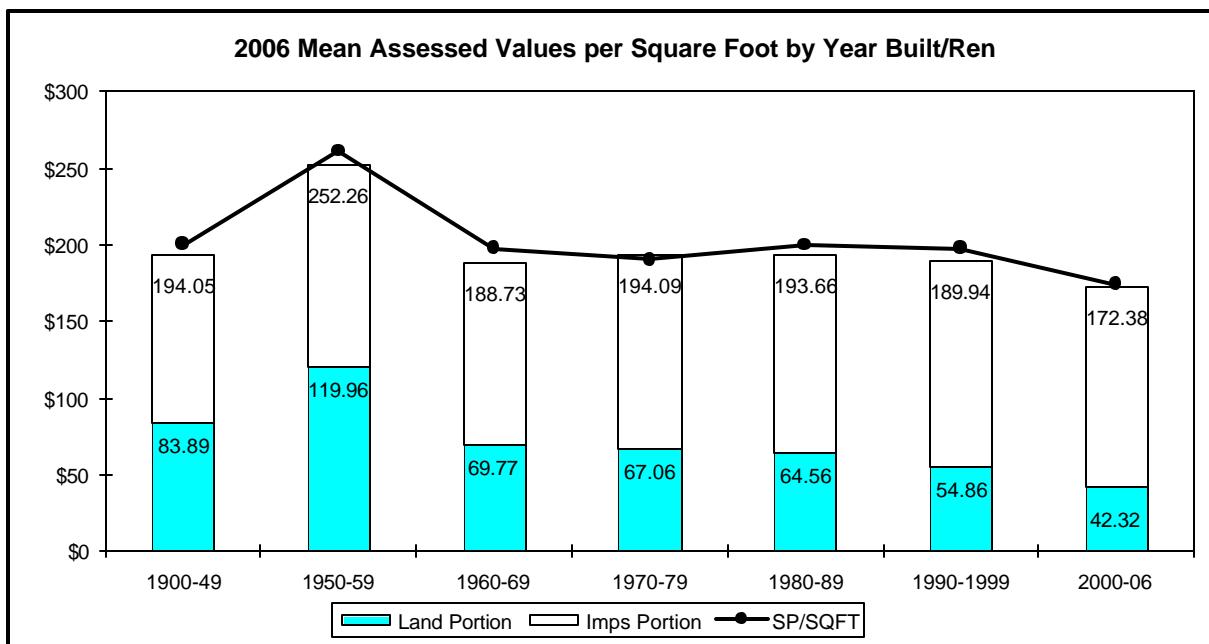
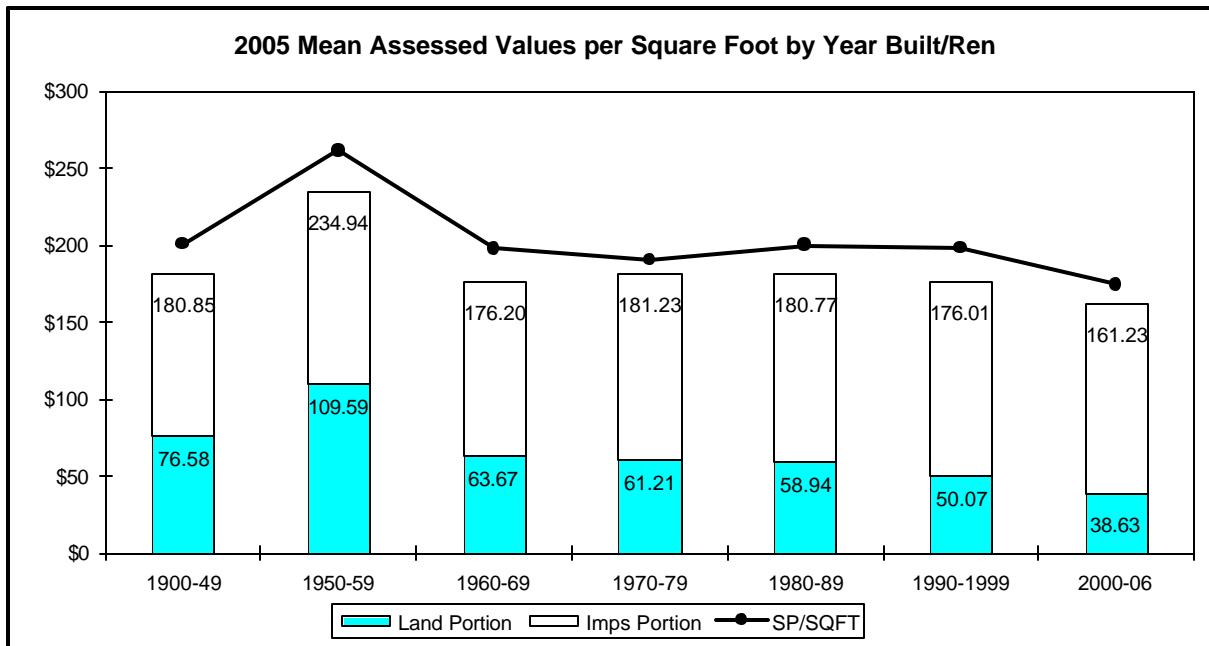
### **Sales Sample Representation of Population - Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 1         | 0.03%        |
| 3                   | 0         | 0.00%          | 3                 | 20        | 0.57%        |
| 4                   | 0         | 0.00%          | 4                 | 87        | 2.48%        |
| 5                   | 22        | 6.13%          | 5                 | 195       | 5.57%        |
| 6                   | 51        | 14.21%         | 6                 | 495       | 14.13%       |
| 7                   | 137       | 38.16%         | 7                 | 1378      | 39.35%       |
| 8                   | 113       | 31.48%         | 8                 | 926       | 26.44%       |
| 9                   | 31        | 8.64%          | 9                 | 289       | 8.25%        |
| 10                  | 5         | 1.39%          | 10                | 75        | 2.14%        |
| 11                  | 0         | 0.00%          | 11                | 31        | 0.89%        |
| 12                  | 0         | 0.00%          | 12                | 2         | 0.06%        |
| 13                  | 0         | 0.00%          | 13                | 3         | 0.09%        |
|                     | 359       |                |                   | 3502      |              |



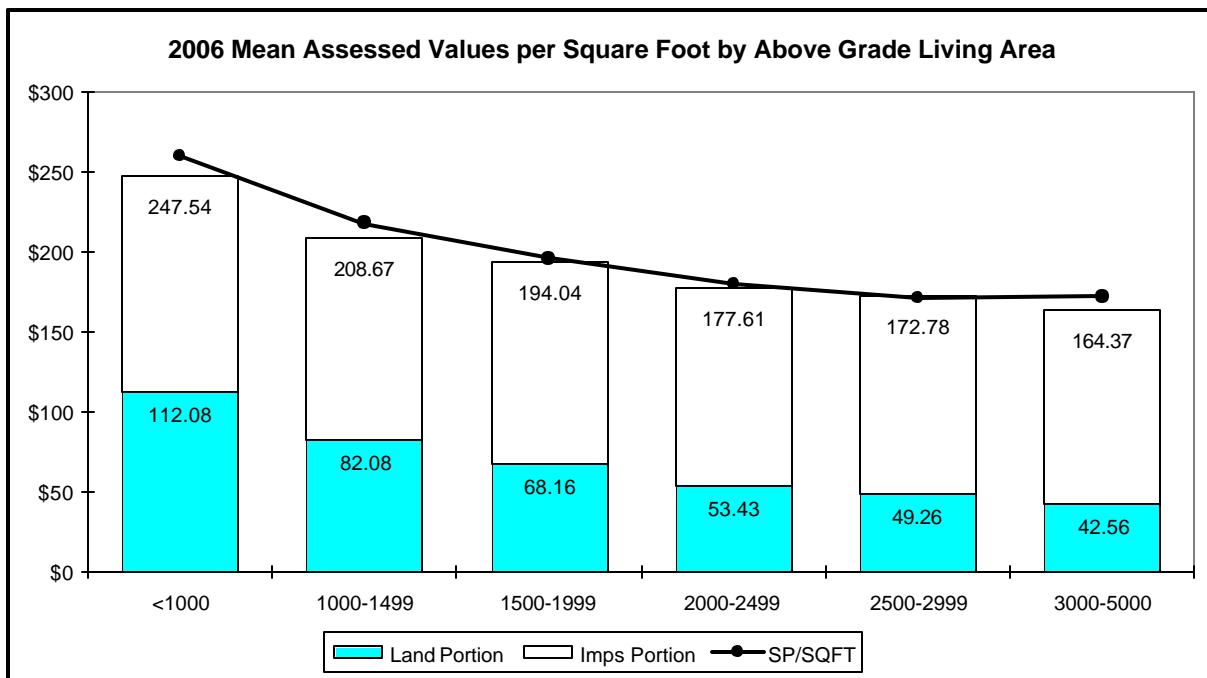
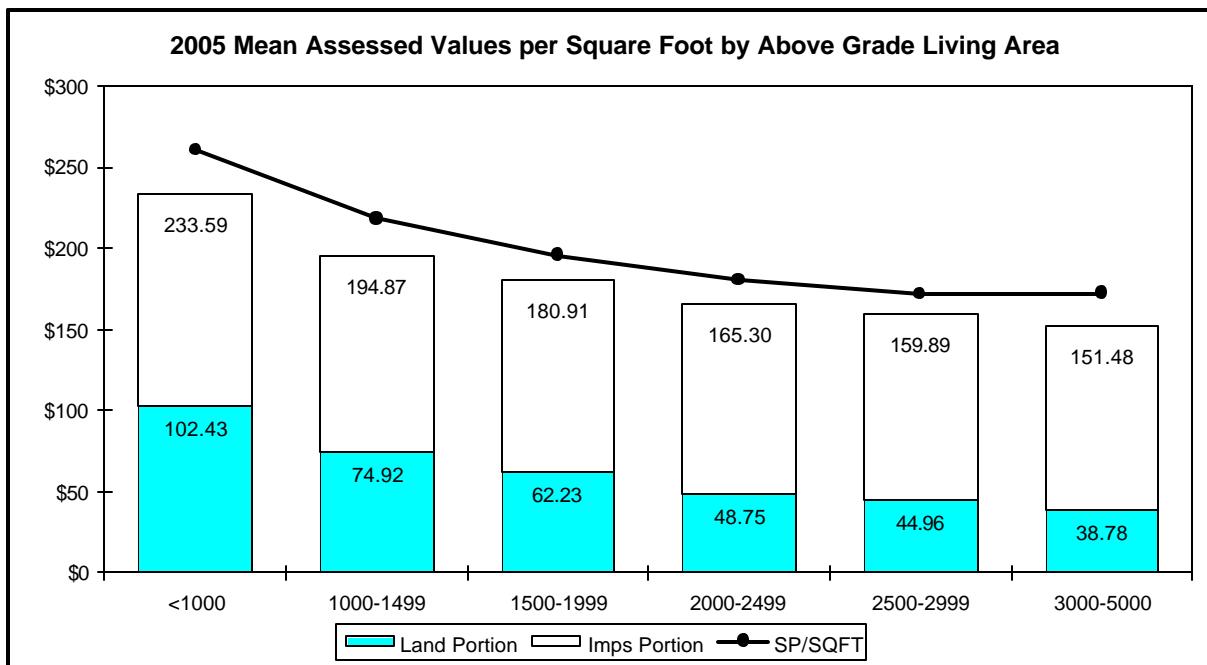
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated***



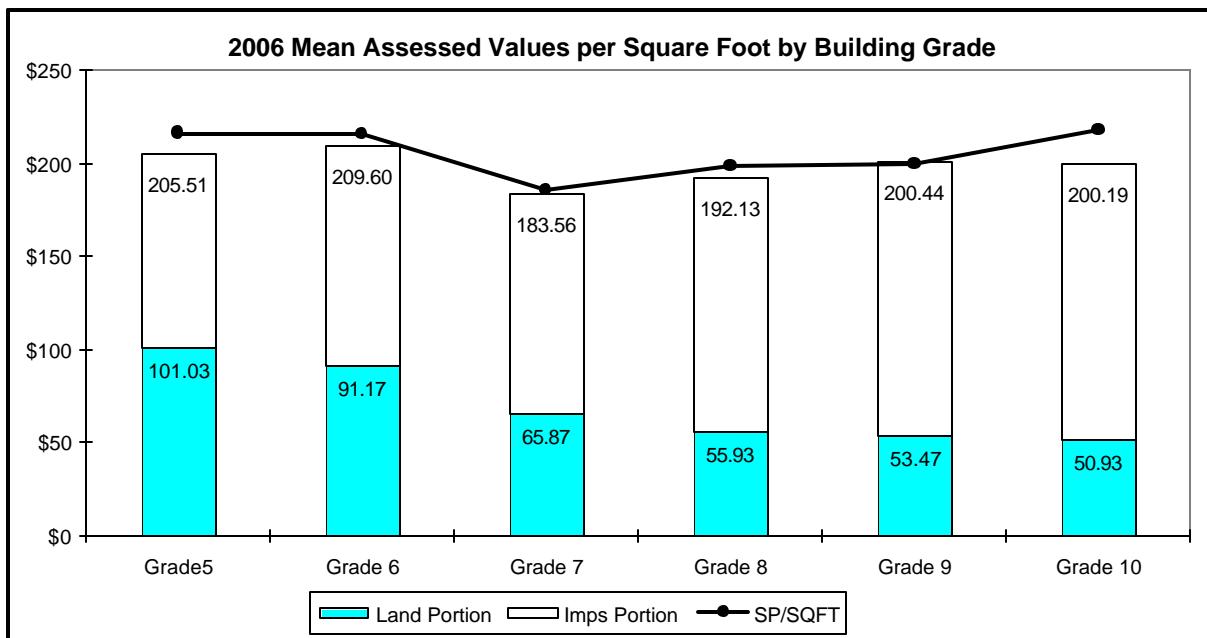
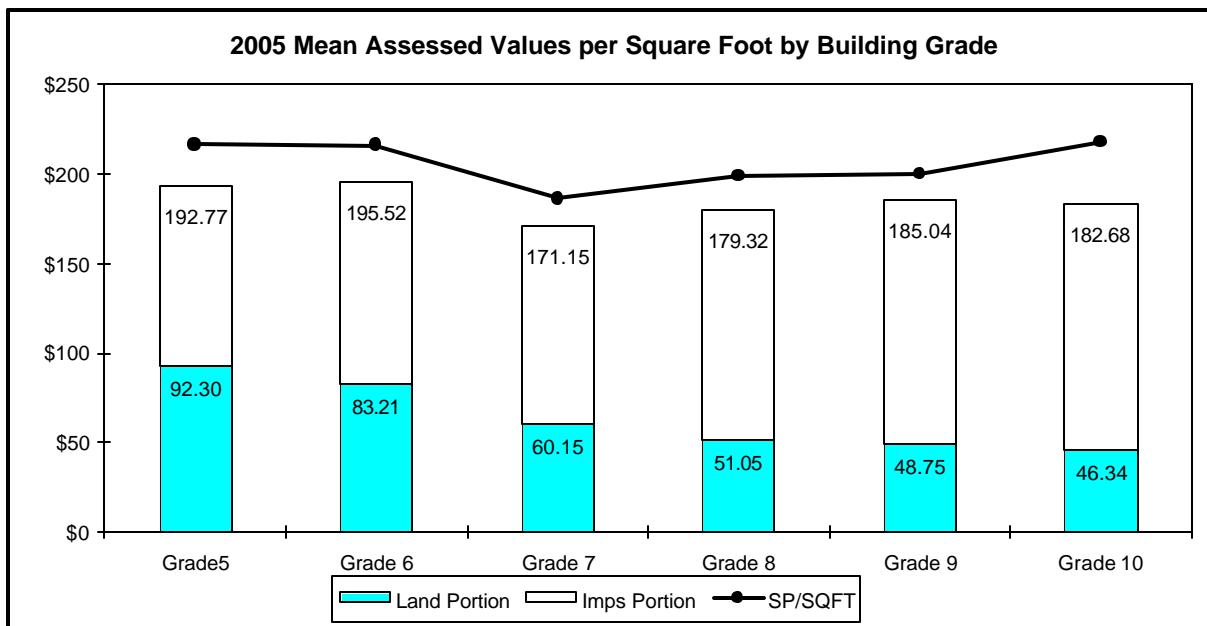
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***

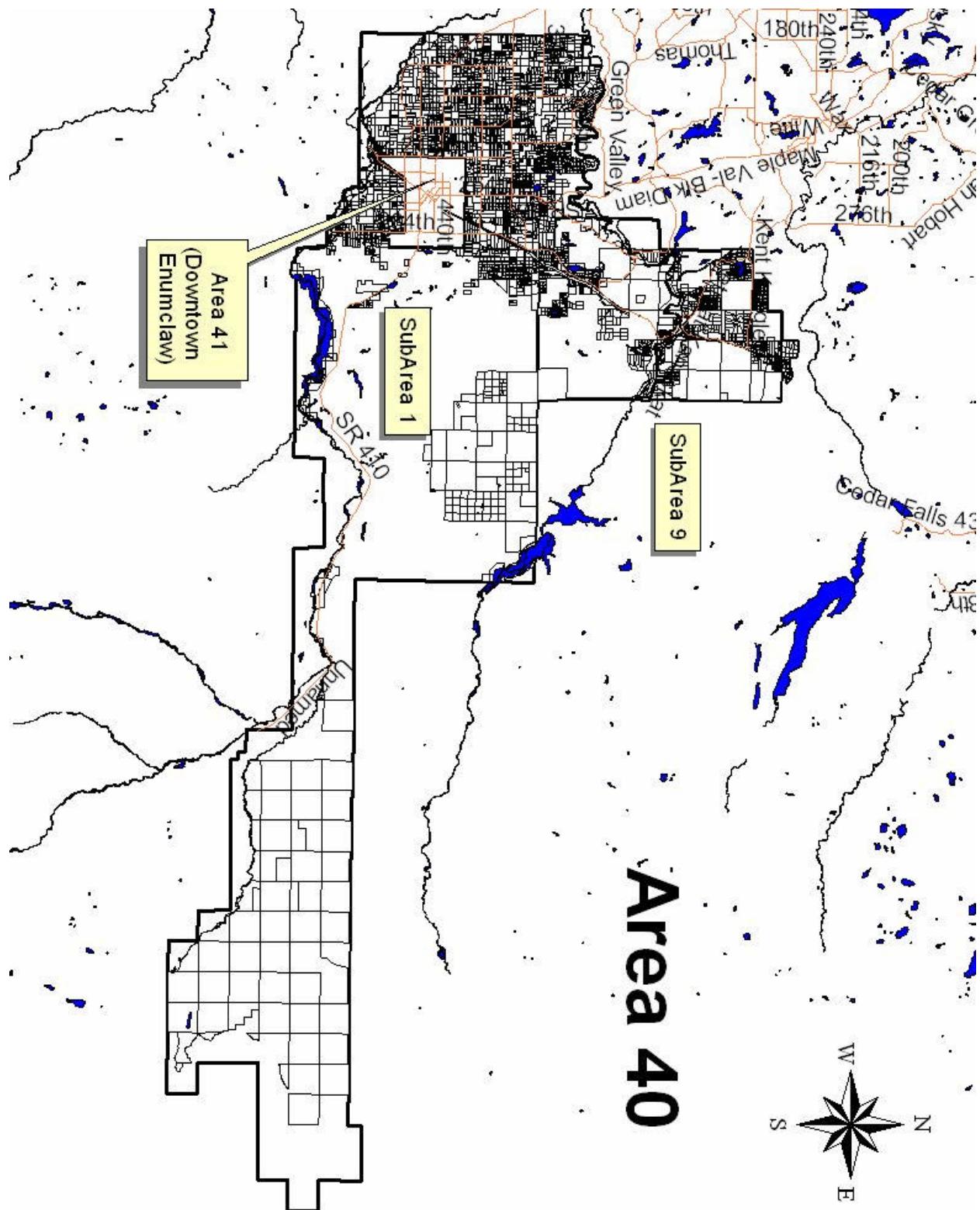


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 122 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.10, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 359 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that one characteristic and neighborhood based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties on three or more acres with a building grade of 10 or below, have a lower average ratio (assessed value/sale price) than other homes in the population; therefore, will have a higher upward adjustment. The formula adjusts for these differences thus improving equalization. The Enumclaw Plateau will be physically inspected in 2007, at the start of the new revalue cycle.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9431143-3.111848E-02 * \text{Acreage\_Grade}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.065).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

Based on 97 useable mobile home sales in the area, and their 2005 assessed values, it was determined that the total valued needed less of an upward adjustment than the one to three residential improvements in Area 40. Mobile home parcels will be valued using the  $2005 \text{ Total Value} \times 1.05\%$ . The resulting total value is calculated as follows:

$$2005 \text{ Total Value} \times 1.05 - 2006 \text{ New Land Value} = 2006 \text{ Improvement Value}, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 40 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.03%

**3+ Acres and  
Grade <11**

**Yes**

% Adjustment      3.62%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 parcel on three acres would *approximately* receive a 9.65% upward adjustment (6.03% + 3.62%).

Acreage parcels with three or more acres and with improvements of grade 10 or less were at a lower assessment level than the average. This model corrects for these strata differences.

56% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 5                            | 22    | 0.897              | 0.957              | 6.7%           | 0.901               | 1.014               |
| 6                            | 51    | 0.902              | 0.969              | 7.5%           | 0.924               | 1.014               |
| 7                            | 137   | 0.922              | 0.990              | 7.3%           | 0.966               | 1.014               |
| 8                            | 113   | 0.904              | 0.969              | 7.3%           | 0.943               | 0.995               |
| 9                            | 31    | 0.931              | 1.009              | 8.4%           | 0.960               | 1.059               |
| 10                           | 5     | 0.845              | 0.926              | 9.6%           | 0.684               | 1.168               |
| Year Built or Year Renovated | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <1950                        | 58    | 0.902              | 0.971              | 7.7%           | 0.931               | 1.012               |
| 1950-1959                    | 11    | 0.934              | 1.007              | 7.8%           | 0.919               | 1.094               |
| 1960-1969                    | 45    | 0.890              | 0.954              | 7.3%           | 0.910               | 0.999               |
| 1970-1979                    | 68    | 0.959              | 1.027              | 7.1%           | 0.995               | 1.059               |
| 1980-1989                    | 72    | 0.914              | 0.982              | 7.4%           | 0.946               | 1.017               |
| 1990-1999                    | 71    | 0.885              | 0.956              | 8.0%           | 0.924               | 0.988               |
| >=2000                       | 34    | 0.919              | 0.987              | 7.3%           | 0.940               | 1.033               |
| Condition                    | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| Fair                         | 2     | 0.868              | 0.932              | 7.4%           | -0.273              | 2.137               |
| Average                      | 202   | 0.908              | 0.977              | 7.6%           | 0.957               | 0.996               |
| Good                         | 128   | 0.920              | 0.987              | 7.3%           | 0.962               | 1.012               |
| Very Good                    | 27    | 0.907              | 0.978              | 7.8%           | 0.915               | 1.041               |
| Stories                      | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1                            | 213   | 0.918              | 0.983              | 7.2%           | 0.964               | 1.003               |
| 1.5                          | 47    | 0.895              | 0.966              | 7.9%           | 0.925               | 1.007               |
| 2+                           | 99    | 0.908              | 0.980              | 7.9%           | 0.952               | 1.008               |
| 3+ Acres and Grade <=10      | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N                            | 228   | 0.929              | 0.984              | 5.9%           | 0.966               | 1.002               |
| Y                            | 131   | 0.890              | 0.975              | 9.5%           | 0.950               | 1.001               |

## Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

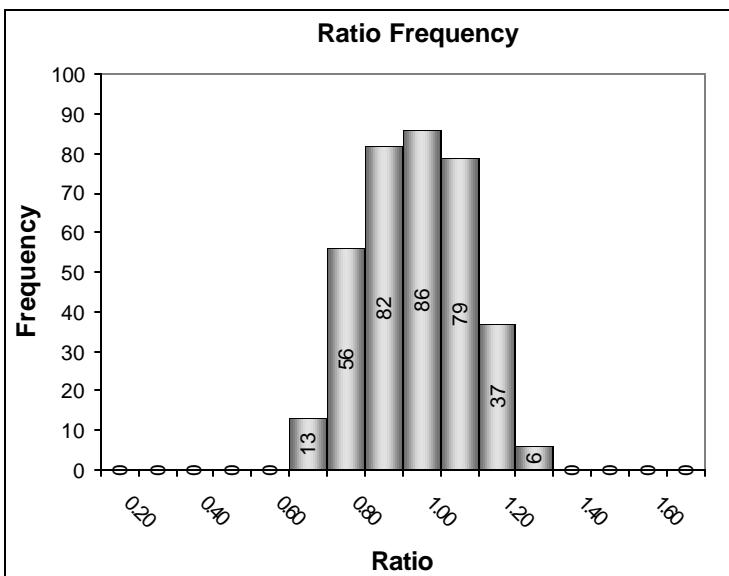
It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <1000                   | 26    | 0.899              | 0.953              | 5.9%           | 0.897               | 1.008               |
| 1000-1499               | 79    | 0.895              | 0.958              | 7.1%           | 0.924               | 0.991               |
| 1500-1999               | 113   | 0.924              | 0.991              | 7.3%           | 0.965               | 1.017               |
| 2000-2499               | 73    | 0.917              | 0.985              | 7.5%           | 0.953               | 1.018               |
| 2500-2999               | 35    | 0.932              | 1.007              | 8.1%           | 0.965               | 1.049               |
| 3000-5000               | 33    | 0.884              | 0.959              | 8.5%           | 0.901               | 1.017               |
| View Y/N                | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| Y                       | 197   | 0.914              | 0.985              | 7.7%           | 0.965               | 1.005               |
| N                       | 162   | 0.908              | 0.973              | 7.2%           | 0.951               | 0.995               |
| Wft Y/N                 | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N                       | 345   | 0.913              | 0.982              | 7.5%           | 0.967               | 0.997               |
| Y                       | 14    | 0.865              | 0.929              | 7.4%           | 0.860               | 0.998               |
| Sub                     | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1                       | 260   | 0.916              | 0.986              | 7.6%           | 0.969               | 1.003               |
| 9                       | 99    | 0.897              | 0.960              | 7.1%           | 0.931               | 0.989               |
| Lot Size                | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <12000                  | 15    | 0.906              | 0.958              | 5.7%           | 0.866               | 1.050               |
| 12000-19999             | 20    | 0.916              | 0.969              | 5.8%           | 0.901               | 1.037               |
| 20000-29999             | 18    | 0.934              | 0.988              | 5.8%           | 0.919               | 1.058               |
| 30000-43559             | 52    | 0.919              | 0.973              | 5.9%           | 0.933               | 1.013               |
| 1AC-2.99AC              | 123   | 0.936              | 0.991              | 5.9%           | 0.967               | 1.015               |
| 3AC-4.99AC              | 53    | 0.879              | 0.963              | 9.5%           | 0.920               | 1.005               |
| 5AC-7.99AC              | 41    | 0.920              | 1.007              | 9.5%           | 0.962               | 1.052               |
| >8AC                    | 37    | 0.879              | 0.962              | 9.5%           | 0.914               | 1.011               |

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

|   |                                 |  |   |
|---|---------------------------------|--|---|
| <b>District/Team:</b><br>S.E. / Team - 3    | <b>Lien Date:</b><br>01/01/2005 | <b>Date of Report:</b><br>3/21/2006                    | <b>Sales Dates:</b><br>1/2003 - 12/2005 |
| <b>Area</b><br><b>40 - Emunclaw Plateau</b> | <b>Appr ID:</b><br><b>JMET</b>  | <b>Property Type:</b><br><b>1 to 3 Unit Residences</b> | <b>Adjusted for time?:</b><br><b>No</b> |
| <b>SAMPLE STATISTICS</b>                    |                                 |  |   |
| <b>Sample size (n)</b>                      | 359                             |  |   |
| <b>Mean Assessed Value</b>                  | 330,800                         |  |   |
| <b>Mean Sales Price</b>                     | 362,900                         |  |   |
| <b>Standard Deviation AV</b>                | 113,298                         |  |   |
| <b>Standard Deviation SP</b>                | 140,966                         |  |   |
| <b>ASSESSMENT LEVEL</b>                     |                                 |  |   |
| <b>Arithmetic Mean Ratio</b>                | 0.932                           |  |   |
| <b>Median Ratio</b>                         | 0.933                           |  |   |
| <b>Weighted Mean Ratio</b>                  | 0.912                           |  |   |
| <b>UNIFORMITY</b>                           |                                 |  |   |
| <b>Lowest ratio</b>                         | 0.650                           |  |   |
| <b>Highest ratio:</b>                       | 1.233                           |  |   |
| <b>Coefficient of Dispersion</b>            | 11.99%                          |  |   |
| <b>Standard Deviation</b>                   | 0.134                           |  |   |
| <b>Coefficient of Variation</b>             | 14.33%                          |  |   |
| <b>Price Related Differential (PRD)</b>     | 1.022                           |  |   |
| <b>RELIABILITY</b>                          |                                 |  |   |
| <b>95% Confidence: Median</b>               |                                 |  |   |
| <i>Lower limit</i>                          | 0.910                           |  |   |
| <i>Upper limit</i>                          | 0.950                           |  |   |
| <b>95% Confidence: Mean</b>                 |                                 |  |   |
| <i>Lower limit</i>                          | 0.918                           |  |   |
| <i>Upper limit</i>                          | 0.946                           |  |   |
| <b>SAMPLE SIZE EVALUATION</b>               |                                 |  |   |
| <b>N (population size)</b>                  | 3502                            |  |   |
| <b>B (acceptable error - in decimal)</b>    | 0.05                            |  |   |
| <b>S (estimated from this sample)</b>       | 0.134                           |  |   |
| <b>Recommended minimum:</b>                 | 28                              |  |   |
| <b>Actual sample size:</b>                  | 359                             |  |   |
| <b>Conclusion:</b>                          | OK                              |  |   |
| <b>NORMALITY</b>                            |                                 |  |   |
| <b>Binomial Test</b>                        |                                 |  |   |
| # ratios below mean:                        | 178                             |  |   |
| # ratios above mean:                        | 181                             |  |   |
| <i>Z:</i>                                   | 0.158                           |  |   |
| <b>Conclusion:</b>                          | Normal*                         |  |   |
| <i>*i.e. no evidence of non-normality</i>   |                                 |  |   |



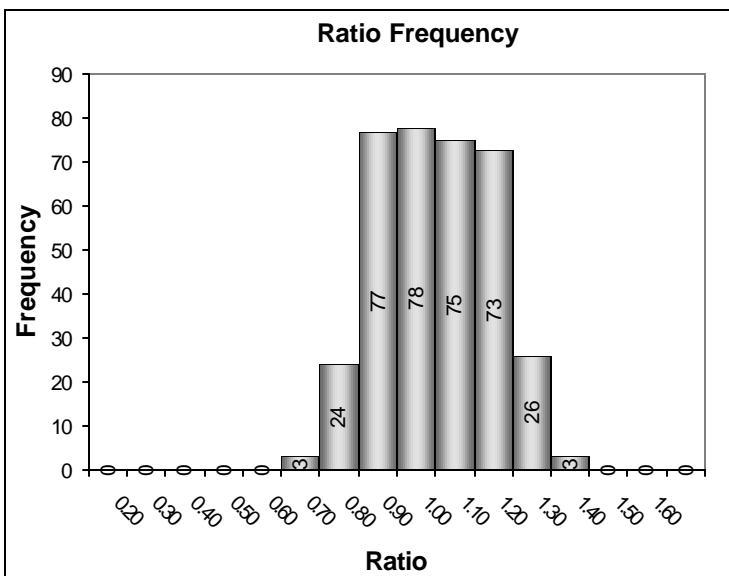
### COMMENTS:

1 to 3 Unit Residences throughout area 40

# Annual Update Ratio Study Report (After)

## 2006 Assessments

|   |                                 |  |   |
|---|---------------------------------|--|---|
| <b>District/Team:</b><br>S.E. / Team - 3    | <b>Lien Date:</b><br>01/01/2006 | <b>Date of Report:</b><br>3/21/2006                    | <b>Sales Dates:</b><br>1/2003 - 12/2005 |
| <b>Area</b><br><b>40 - Emunclaw Plateau</b> | <b>Appr ID:</b><br><b>JMET</b>  | <b>Property Type:</b><br><b>1 to 3 Unit Residences</b> | <b>Adjusted for time?:</b><br><b>No</b> |
| <b>SAMPLE STATISTICS</b>                    |                                 |  |   |
| <b>Sample size (n)</b>                      | 359                             |  |   |
| <b>Mean Assessed Value</b>                  | 355,600                         |  |   |
| <b>Mean Sales Price</b>                     | 362,900                         |  |   |
| <b>Standard Deviation AV</b>                | 125,418                         |  |   |
| <b>Standard Deviation SP</b>                | 140,966                         |  |   |
| <b>ASSESSMENT LEVEL</b>                     |                                 |  |   |
| <b>Arithmetic Mean Ratio</b>                | 0.998                           |  |   |
| <b>Median Ratio</b>                         | 0.997                           |  |   |
| <b>Weighted Mean Ratio</b>                  | 0.980                           |  |   |
| <b>UNIFORMITY</b>                           |                                 |  |   |
| <b>Lowest ratio</b>                         | 0.688                           |  |   |
| <b>Highest ratio:</b>                       | 1.317                           |  |   |
| <b>Coefficient of Dispersion</b>            | 11.92%                          |  |   |
| <b>Standard Deviation</b>                   | 0.142                           |  |   |
| <b>Coefficient of Variation</b>             | 14.27%                          |  |   |
| <b>Price Related Differential (PRD)</b>     | 1.019                           |  |   |
| <b>RELIABILITY</b>                          |                                 |  |   |
| <b>95% Confidence: Median</b>               |                                 |  |   |
| <i>Lower limit</i>                          | 0.981                           |  |   |
| <i>Upper limit</i>                          | 1.018                           |  |   |
| <b>95% Confidence: Mean</b>                 |                                 |  |   |
| <i>Lower limit</i>                          | 0.984                           |  |   |
| <i>Upper limit</i>                          | 1.013                           |  |   |
| <b>SAMPLE SIZE EVALUATION</b>               |                                 |  |   |
| <b>N (population size)</b>                  | 3502                            |  |   |
| <b>B (acceptable error - in decimal)</b>    | 0.05                            |  |   |
| <b>S (estimated from this sample)</b>       | 0.142                           |  |   |
| <b>Recommended minimum:</b>                 | 32                              |  |   |
| <b>Actual sample size:</b>                  | 359                             |  |   |
| <b>Conclusion:</b>                          | OK                              |  |   |
| <b>NORMALITY</b>                            |                                 |  |   |
| <b>Binomial Test</b>                        |                                 |  |   |
| # ratios below mean:                        | 180                             |  |   |
| # ratios above mean:                        | 179                             |  |   |
| <b>Z:</b>                                   | 0.053                           |  |   |
| <b>Conclusion:</b>                          | Normal*                         |  |   |
| <i>*i.e. no evidence of non-normality</i>   |                                 |  |   |



### COMMENTS:

1 to 3 Unit Residences throughout area 40

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

[

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address               |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------------|
| 001      | 022006 | 9083  | 8/23/05   | \$322,500  | 660                | 0             | 5         | 1960           | 4    | 188200   | Y    | N           | 39612 254TH AV SE           |
| 001      | 272006 | 9039  | 7/1/04    | \$266,000  | 820                | 0             | 5         | 1927           | 4    | 104979   | Y    | N           | 23103 SE 448TH ST           |
| 001      | 272006 | 9039  | 6/25/03   | \$249,000  | 820                | 0             | 5         | 1927           | 4    | 104979   | Y    | N           | 23103 SE 448TH ST           |
| 001      | 262006 | 9021  | 8/12/03   | \$176,500  | 960                | 0             | 5         | 1934           | 5    | 74737    | Y    | N           | 46331 252ND AV SE           |
| 001      | 132006 | 9084  | 1/12/05   | \$199,000  | 970                | 0             | 5         | 1938           | 4    | 37024    | Y    | N           | 41702 264TH AV SE           |
| 001      | 132006 | 9084  | 5/12/03   | \$150,000  | 970                | 0             | 5         | 1938           | 4    | 37024    | Y    | N           | 41702 264TH AV SE           |
| 001      | 352006 | 9027  | 9/11/05   | \$247,500  | 1010               | 0             | 5         | 1928           | 2    | 162862   | Y    | N           | 25016 SE MUD MOUNTAIN RD    |
| 001      | 312106 | 9071  | 10/24/03  | \$215,000  | 1250               | 0             | 5         | 1971           | 3    | 224334   | Y    | N           | 37926 188TH AV SE           |
| 001      | 042006 | 9016  | 9/24/04   | \$431,300  | 1620               | 0             | 5         | 1927           | 4    | 821106   | Y    | N           | 22030 SE 400TH ST           |
| 001      | 312007 | 9031  | 6/26/03   | \$239,950  | 770                | 0             | 6         | 1937           | 4    | 104979   | N    | N           | 47304 284TH AV SE           |
| 001      | 042007 | 9041  | 5/5/05    | \$196,000  | 870                | 0             | 6         | 1984           | 3    | 41850    | N    | N           | 39035 310TH AV SE           |
| 001      | 932610 | 0150  | 8/26/04   | \$180,000  | 880                | 510           | 6         | 1978           | 3    | 10697    | N    | N           | 41205 214TH AV SE           |
| 001      | 132006 | 9087  | 10/29/03  | \$150,000  | 890                | 0             | 6         | 1942           | 4    | 37024    | Y    | N           | 41804 264TH AV SE           |
| 001      | 182006 | 9024  | 1/26/05   | \$172,000  | 920                | 550           | 6         | 1980           | 4    | 19800    | Y    | N           | 42610 AUBURN-ENUMCLAW RD SE |
| 001      | 212006 | 9042  | 10/4/05   | \$230,000  | 940                | 0             | 6         | 1940           | 4    | 108028   | Y    | N           | 22431 SE 436TH ST           |
| 001      | 052007 | 9009  | 3/23/05   | \$224,000  | 940                | 0             | 6         | 1937           | 5    | 20708    | Y    | N           | 29604 SE 392ND ST           |
| 001      | 282006 | 9044  | 3/10/04   | \$263,600  | 960                | 0             | 6         | 1934           | 5    | 17255    | Y    | N           | 44927 228TH AV SE           |
| 001      | 052006 | 9006  | 4/6/05    | \$351,000  | 1000               | 0             | 6         | 1962           | 3    | 315810   | Y    | N           | 38524 200TH AV SE           |
| 001      | 222006 | 9024  | 8/10/05   | \$200,000  | 1000               | 0             | 6         | 1918           | 4    | 53578    | Y    | N           | 24011 SE 440TH ST           |
| 001      | 012006 | 9030  | 9/15/04   | \$275,000  | 1000               | 0             | 6         | 1953           | 5    | 227818   | Y    | N           | 39129 264TH AV SE           |
| 001      | 222006 | 9048  | 9/16/04   | \$175,000  | 1060               | 0             | 6         | 1927           | 3    | 39600    | Y    | N           | 43206 236TH AV SE           |
| 001      | 122006 | 9076  | 7/28/05   | \$224,000  | 1120               | 0             | 6         | 1940           | 4    | 12800    | Y    | N           | 40122 264TH AV SE           |
| 001      | 092006 | 9052  | 1/30/04   | \$164,000  | 1120               | 0             | 6         | 1961           | 4    | 35500    | N    | N           | 40202 228TH WY SE           |
| 001      | 272006 | 9028  | 4/16/03   | \$270,000  | 1120               | 0             | 6         | 1929           | 5    | 208216   | Y    | N           | 45203 244TH AV SE           |
| 001      | 152006 | 9018  | 5/27/03   | \$225,000  | 1140               | 0             | 6         | 1931           | 4    | 38584    | Y    | N           | 42619 244TH AV SE           |
| 001      | 082007 | 9032  | 9/9/05    | \$185,000  | 1150               | 0             | 6         | 1973           | 3    | 104108   | Y    | N           | 30228 SE 402ND ST           |
| 001      | 052007 | 9068  | 4/6/04    | \$262,000  | 1180               | 0             | 6         | 1980           | 3    | 219106   | Y    | N           | 39410 305TH AV SE           |
| 001      | 056150 | 0280  | 4/16/03   | \$180,000  | 1180               | 0             | 6         | 1961           | 4    | 50545    | Y    | N           | 25201 SE 384TH ST           |
| 001      | 222006 | 9175  | 1/28/04   | \$150,000  | 1190               | 0             | 6         | 1970           | 3    | 10032    | N    | N           | 23807 SE 440TH ST           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>          |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------------|
| 001             | 932610       | 0080         | 5/20/05          | \$191,000         | 1200                      | 0                    | 6                | 1974                  | 3           | 10679           | N           | N                  | 41318 213TH AV SE             |
| 001             | 721550       | 0274         | 7/26/04          | \$185,000         | 1200                      | 0                    | 6                | 1974                  | 4           | 21548           | N           | N                  | 38104 ENUMCLAW-FRANKLIN RD SE |
| 001             | 342006       | 9034         | 10/21/04         | \$190,750         | 1200                      | 0                    | 6                | 1939                  | 5           | 8925            | N           | N                  | 46723 244TH AV SE             |
| 001             | 342006       | 9001         | 4/21/05          | \$220,000         | 1250                      | 0                    | 6                | 1930                  | 5           | 2E+06           | Y           | N                  | 46529 244TH AV SE             |
| 001             | 342006       | 9001         | 11/5/03          | \$183,500         | 1250                      | 0                    | 6                | 1930                  | 5           | 2E+06           | Y           | N                  | 46529 244TH AV SE             |
| 001             | 012006       | 9022         | 11/9/05          | \$386,000         | 1270                      | 0                    | 6                | 1953                  | 4           | 194713          | Y           | N                  | 39429 264TH AV SE             |
| 001             | 932610       | 0210         | 1/16/04          | \$155,000         | 1340                      | 0                    | 6                | 1975                  | 3           | 10262           | N           | N                  | 41327 214TH AV SE             |
| 001             | 222006       | 9091         | 3/18/04          | \$169,900         | 1350                      | 0                    | 6                | 1932                  | 3           | 30360           | Y           | N                  | 23128 SE 436TH ST             |
| 001             | 162006       | 9045         | 12/22/04         | \$362,000         | 1400                      | 0                    | 6                | 1957                  | 4           | 233481          | Y           | N                  | 43128 218TH AV SE             |
| 001             | 322106       | 9030         | 8/29/05          | \$469,000         | 1440                      | 0                    | 6                | 1931                  | 4           | 240015          | Y           | N                  | 21029 SE 376TH ST             |
| 001             | 062006       | 9020         | 9/10/03          | \$420,000         | 1550                      | 0                    | 6                | 1915                  | 4           | 825897          | Y           | N                  | 18018 SE 400TH ST             |
| 001             | 112006       | 9026         | 9/17/04          | \$220,000         | 1560                      | 0                    | 6                | 1938                  | 3           | 131115          | Y           | N                  | 25615 SE 400TH ST             |
| 001             | 112006       | 9018         | 5/19/05          | \$465,000         | 1600                      | 0                    | 6                | 1927                  | 5           | 869893          | Y           | N                  | 25216 SE 416TH ST             |
| 001             | 072006       | 9050         | 9/15/03          | \$306,000         | 1650                      | 0                    | 6                | 1947                  | 4           | 102801          | Y           | N                  | 18702 SE 416TH ST             |
| 001             | 152006       | 9034         | 8/2/04           | \$374,000         | 1680                      | 0                    | 6                | 1984                  | 3           | 426888          | Y           | N                  | 42809 236TH AV SE             |
| 001             | 122006       | 9009         | 3/29/04          | \$257,000         | 1860                      | 0                    | 6                | 1904                  | 4           | 342067          | Y           | N                  | 40513 264TH AV SE             |
| 001             | 272006       | 9067         | 12/5/05          | \$475,000         | 1910                      | 0                    | 6                | 1911                  | 4           | 479595          | Y           | N                  | 23530 SE 456TH WY             |
| 001             | 272006       | 9067         | 9/24/04          | \$440,000         | 1910                      | 0                    | 6                | 1911                  | 4           | 479595          | Y           | N                  | 23530 SE 456TH WY             |
| 001             | 022006       | 9090         | 7/6/05           | \$499,500         | 2110                      | 0                    | 6                | 1980                  | 4           | 217800          | Y           | N                  | 24528 SE 400TH ST             |
| 001             | 222006       | 9086         | 12/19/05         | \$460,000         | 2110                      | 0                    | 6                | 1945                  | 5           | 210830          | Y           | N                  | 43405 236TH AV SE             |
| 001             | 362006       | 9047         | 8/23/04          | \$234,950         | 1060                      | 0                    | 7                | 1917                  | 5           | 9546            | Y           | N                  | 27527 SE 467TH PL             |
| 001             | 142006       | 9081         | 6/10/05          | \$439,000         | 1090                      | 0                    | 7                | 1962                  | 4           | 197326          | Y           | N                  | 24917 SE 416TH ST             |
| 001             | 312106       | 9081         | 4/7/03           | \$350,000         | 1100                      | 800                  | 7                | 1973                  | 4           | 203860          | Y           | N                  | 37728 192ND AV SE             |
| 001             | 182006       | 9056         | 11/9/05          | \$342,000         | 1130                      | 620                  | 7                | 1996                  | 3           | 112384          | Y           | N                  | 42429 188TH AV SE             |
| 001             | 144330       | 0050         | 2/25/03          | \$240,500         | 1180                      | 580                  | 7                | 1969                  | 3           | 47916           | Y           | N                  | 39323 303RD AV SE             |
| 001             | 122006       | 9019         | 6/28/04          | \$460,000         | 1200                      | 1200                 | 7                | 1963                  | 4           | 409464          | Y           | N                  | 41212 268TH AV SE             |
| 001             | 152006       | 9059         | 8/1/05           | \$336,000         | 1220                      | 0                    | 7                | 1969                  | 3           | 165963          | Y           | N                  | 43103 234TH PL SE             |
| 001             | 082007       | 9073         | 9/17/03          | \$280,000         | 1240                      | 800                  | 7                | 1998                  | 3           | 107593          | Y           | N                  | 41216 305TH AV SE             |
| 001             | 072006       | 9040         | 7/15/03          | \$233,000         | 1250                      | 420                  | 7                | 1966                  | 2           | 81892           | Y           | N                  | 19107 SE 400TH ST             |
| 001             | 062006       | 9050         | 9/14/04          | \$268,000         | 1250                      | 1250                 | 7                | 1976                  | 4           | 25733           | Y           | N                  | 39703 186TH PL SE             |
| 001             | 212006       | 9056         | 4/22/05          | \$282,000         | 1300                      | 0                    | 7                | 1969                  | 4           | 66211           | Y           | N                  | 22525 SE 444TH ST             |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>     |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------|
| 001             | 312007       | 9142         | 7/21/04          | \$284,950         | 1420                      | 0                    | 7                | 1980                  | 3           | 37160           | Y           | N                  | 46914 286TH AV SE        |
| 001             | 342106       | 9152         | 3/23/04          | \$269,900         | 1430                      | 0                    | 7                | 1991                  | 3           | 50965           | N           | N                  | 37423 239TH AV SE        |
| 001             | 342106       | 9125         | 8/3/05           | \$340,000         | 1440                      | 500                  | 7                | 1984                  | 3           | 49658           | N           | N                  | 38024 236TH AV SE        |
| 001             | 642700       | 0152         | 3/23/04          | \$320,000         | 1450                      | 580                  | 7                | 1966                  | 4           | 28098           | Y           | N                  | 24606 SE MUD MOUNTAIN RD |
| 001             | 162006       | 9036         | 7/8/05           | \$385,000         | 1450                      | 0                    | 7                | 1985                  | 3           | 433422          | Y           | N                  | 21605 SE 424TH ST        |
| 001             | 342006       | 9043         | 3/31/04          | \$333,900         | 1470                      | 0                    | 7                | 1913                  | 5           | 400515          | Y           | N                  | 46517 244TH AV SE        |
| 001             | 222006       | 9112         | 3/13/03          | \$289,000         | 1480                      | 790                  | 7                | 1967                  | 4           | 104108          | Y           | N                  | 44622 228TH AV SE        |
| 001             | 202006       | 9013         | 5/22/03          | \$213,000         | 1520                      | 0                    | 7                | 1960                  | 4           | 22275           | Y           | N                  | 44004 196TH AV SE        |
| 001             | 342006       | 9027         | 6/7/05           | \$245,500         | 1530                      | 0                    | 7                | 1972                  | 4           | 16117           | N           | N                  | 23849 SE 472ND ST        |
| 001             | 212006       | 9013         | 8/2/04           | \$425,000         | 1540                      | 0                    | 7                | 1988                  | 3           | 851598          | Y           | N                  | 44002 216TH AV SE        |
| 001             | 222006       | 9153         | 3/18/05          | \$287,000         | 1550                      | 0                    | 7                | 1929                  | 5           | 60548           | Y           | N                  | 24030 SE 440TH ST        |
| 001             | 192006       | 9059         | 9/9/03           | \$263,600         | 1550                      | 0                    | 7                | 1968                  | 4           | 54050           | Y           | N                  | 43805 196TH AV SE        |
| 001             | 142240       | 0100         | 5/14/03          | \$218,000         | 1550                      | 0                    | 7                | 1964                  | 3           | 37295           | N           | N                  | 39641 226TH AV SE        |
| 001             | 278130       | 0010         | 8/11/05          | \$338,700         | 1560                      | 550                  | 7                | 1968                  | 4           | 33478           | N           | N                  | 47205 241ST AV SE        |
| 001             | 142240       | 0260         | 5/19/03          | \$268,900         | 1570                      | 0                    | 7                | 1983                  | 3           | 64904           | N           | N                  | 39803 228TH AV SE        |
| 001             | 302007       | 9041         | 8/18/04          | \$425,000         | 1610                      | 0                    | 7                | 1936                  | 4           | 198633          | N           | N                  | 46225 284TH AV SE        |
| 001             | 056150       | 0300         | 7/23/04          | \$305,000         | 1610                      | 0                    | 7                | 1989                  | 3           | 39777           | Y           | N                  | 38423 251ST PL SE        |
| 001             | 352006       | 9059         | 6/1/04           | \$299,000         | 1610                      | 0                    | 7                | 1978                  | 3           | 214934          | Y           | N                  | 46815 260TH AV SE        |
| 001             | 322106       | 9029         | 5/19/04          | \$205,000         | 1610                      | 1150                 | 7                | 1958                  | 3           | 21760           | N           | N                  | 19908 SE 384TH ST        |
| 001             | 312007       | 9036         | 10/7/03          | \$223,100         | 1610                      | 0                    | 7                | 1939                  | 5           | 74488           | Y           | N                  | 46719 284TH AV SE        |
| 001             | 222006       | 9061         | 7/12/05          | \$297,500         | 1620                      | 0                    | 7                | 1938                  | 4           | 46119           | Y           | N                  | 24232 SE 440TH ST        |
| 001             | 606100       | 0160         | 1/2/03           | \$219,990         | 1630                      | 400                  | 7                | 1965                  | 4           | 38880           | N           | N                  | 38224 183RD AV SE        |
| 001             | 312106       | 9103         | 12/9/04          | \$402,000         | 1660                      | 0                    | 7                | 1981                  | 4           | 436035          | N           | N                  | 18520 SE 380TH ST        |
| 001             | 278130       | 0070         | 11/15/04         | \$305,000         | 1670                      | 0                    | 7                | 1969                  | 4           | 33855           | Y           | N                  | 23825 SE 471ST ST        |
| 001             | 122006       | 9053         | 3/8/04           | \$370,000         | 1680                      | 0                    | 7                | 1975                  | 4           | 409464          | Y           | N                  | 41308 268TH AV SE        |
| 001             | 019300       | 0070         | 4/5/04           | \$255,000         | 1690                      | 0                    | 7                | 1965                  | 4           | 27876           | Y           | N                  | 24102 SE 448TH ST        |
| 001             | 322106       | 9060         | 5/13/03          | \$237,000         | 1690                      | 0                    | 7                | 1968                  | 4           | 37024           | N           | N                  | 38117 204TH AV SE        |
| 001             | 144330       | 0120         | 3/17/03          | \$225,000         | 1690                      | 0                    | 7                | 1988                  | 3           | 35206           | Y           | N                  | 39504 303RD AV SE        |
| 001             | 222006       | 9114         | 5/1/03           | \$365,000         | 1700                      | 0                    | 7                | 1947                  | 4           | 263538          | Y           | N                  | 23630 SE 440TH ST        |
| 001             | 082006       | 9044         | 5/25/05          | \$324,950         | 1720                      | 0                    | 7                | 1966                  | 3           | 82328           | N           | N                  | 40823 212TH AV SE        |
| 001             | 342006       | 9012         | 4/20/05          | \$248,000         | 1720                      | 0                    | 7                | 1973                  | 4           | 18616           | N           | N                  | 24311 SE 468TH ST        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>     |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------|
| 001             | 278132       | 0060         | 4/22/04          | \$245,000         | 1750                      | 0                    | 7                | 1974                  | 4           | 19465           | N           | N                  | 23632 SE 473RD ST        |
| 001             | 312007       | 9070         | 2/22/05          | \$355,000         | 1780                      | 0                    | 7                | 2004                  | 3           | 36580           | N           | N                  | 29005 SE 472ND ST        |
| 001             | 352106       | 9119         | 5/19/04          | \$260,000         | 1800                      | 0                    | 7                | 1990                  | 3           | 68824           | N           | N                  | 37905 250TH AV SE        |
| 001             | 362006       | 9036         | 4/27/05          | \$325,000         | 1820                      | 0                    | 7                | 1966                  | 4           | 32666           | Y           | N                  | 46901 276TH AV SE        |
| 001             | 342106       | 9120         | 8/23/04          | \$335,000         | 1820                      | 0                    | 7                | 1988                  | 3           | 41250           | N           | N                  | 23928 SE 380TH ST        |
| 001             | 362006       | 9036         | 11/19/03         | \$232,500         | 1820                      | 0                    | 7                | 1966                  | 4           | 32666           | Y           | N                  | 46901 276TH AV SE        |
| 001             | 278132       | 0120         | 9/7/05           | \$340,000         | 1860                      | 0                    | 7                | 1974                  | 4           | 21080           | N           | N                  | 23701 SE 473RD ST        |
| 001             | 082007       | 9023         | 8/25/04          | \$500,000         | 1860                      | 0                    | 7                | 1955                  | 5           | 425581          | Y           | N                  | 29926 SE 408TH ST        |
| 001             | 062006       | 9055         | 4/28/04          | \$326,000         | 1860                      | 0                    | 7                | 1972                  | 3           | 210394          | Y           | N                  | 39002 191ST AV SE        |
| 001             | 212006       | 9030         | 5/27/05          | \$425,000         | 1880                      | 0                    | 7                | 1994                  | 3           | 427323          | Y           | N                  | 21202 SE 448TH ST        |
| 001             | 278133       | 0020         | 8/8/03           | \$225,000         | 1880                      | 0                    | 7                | 1978                  | 3           | 12600           | N           | N                  | 23602 SE 473RD ST        |
| 001             | 312106       | 9082         | 4/25/03          | \$450,000         | 1890                      | 0                    | 7                | 1987                  | 3           | 203425          | Y           | N                  | 37628 192ND AV SE        |
| 001             | 152006       | 9049         | 10/11/04         | \$333,000         | 1900                      | 0                    | 7                | 1922                  | 4           | 213444          | Y           | N                  | 42127 236TH AV SE        |
| 001             | 152006       | 9049         | 1/7/03           | \$283,950         | 1900                      | 0                    | 7                | 1922                  | 4           | 213444          | Y           | N                  | 42127 236TH AV SE        |
| 001             | 092006       | 9028         | 10/14/04         | \$389,000         | 1920                      | 0                    | 7                | 1989                  | 3           | 186001          | Y           | N                  | 40211 228TH WY SE        |
| 001             | 322007       | 9022         | 11/17/04         | \$270,000         | 1920                      | 240                  | 7                | 1967                  | 3           | 17370           | Y           | N                  | 29520 SE 472ND ST        |
| 001             | 606100       | 0080         | 6/18/04          | \$340,000         | 1930                      | 1930                 | 7                | 1969                  | 3           | 34880           | N           | N                  | 38025 183RD AV SE        |
| 001             | 312007       | 9106         | 11/1/04          | \$392,000         | 1940                      | 0                    | 7                | 1989                  | 4           | 263973          | N           | N                  | 47322 284TH AV SE        |
| 001             | 142240       | 0060         | 2/27/03          | \$289,000         | 1950                      | 670                  | 7                | 1965                  | 4           | 66022           | N           | N                  | 22415 SE 399TH ST        |
| 001             | 128400       | 0080         | 5/25/04          | \$300,000         | 1970                      | 0                    | 7                | 1967                  | 4           | 50094           | Y           | N                  | 42525 214TH AV SE        |
| 001             | 192006       | 9045         | 3/5/04           | \$326,513         | 1990                      | 0                    | 7                | 1991                  | 3           | 244371          | Y           | N                  | 43311 196TH AV SE        |
| 001             | 732771       | 0120         | 6/1/05           | \$440,000         | 2000                      | 0                    | 7                | 1989                  | 3           | 243500          | Y           | N                  | 21145 SE 358TH ST        |
| 001             | 342106       | 9095         | 3/29/05          | \$385,000         | 2000                      | 1150                 | 7                | 1980                  | 3           | 217800          | N           | N                  | 23707 SE 376TH ST        |
| 001             | 172006       | 9076         | 1/12/04          | \$283,000         | 2020                      | 0                    | 7                | 1969                  | 4           | 99316           | Y           | N                  | 42509 212TH AV SE        |
| 001             | 202006       | 9025         | 6/6/05           | \$450,000         | 2040                      | 0                    | 7                | 1979                  | 4           | 641203          | Y           | N                  | 44410 208TH AV SE        |
| 001             | 042007       | 9037         | 3/17/03          | \$270,000         | 2060                      | 0                    | 7                | 1993                  | 3           | 49652           | N           | N                  | 30909 SE 392ND ST        |
| 001             | 312007       | 9055         | 5/2/05           | \$359,000         | 2090                      | 0                    | 7                | 1962                  | 3           | 190792          | N           | N                  | 47926 284TH AV SE        |
| 001             | 011906       | 9032         | 8/2/04           | \$395,000         | 2100                      | 0                    | 7                | 1991                  | 3           | 133729          | N           | N                  | 26918 SE MUD MOUNTAIN RD |
| 001             | 681770       | 0030         | 8/22/05          | \$375,000         | 2110                      | 0                    | 7                | 2001                  | 3           | 34034           | N           | N                  | 41433 212TH AV SE        |
| 001             | 681770       | 0030         | 5/10/04          | \$300,000         | 2110                      | 0                    | 7                | 2001                  | 3           | 34034           | N           | N                  | 41433 212TH AV SE        |
| 001             | 072007       | 9080         | 5/18/04          | \$315,000         | 2140                      | 0                    | 7                | 1993                  | 3           | 25027           | Y           | N                  | 40010 278TH AV SE        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 001             | 072006       | 9021         | 5/11/05          | \$413,500         | 2160                      | 880                  | 7                | 1966                  | 4           | 174240          | Y           | N                  | 19021 SE 400TH ST    |
| 001             | 142240       | 0250         | 8/20/04          | \$318,200         | 2210                      | 1020                 | 7                | 1975                  | 3           | 57499           | N           | N                  | 39825 228TH AV SE    |
| 001             | 312106       | 9066         | 12/13/04         | \$364,400         | 2270                      | 0                    | 7                | 1968                  | 3           | 91911           | Y           | N                  | 38221 181ST AV SE    |
| 001             | 022006       | 9043         | 6/17/04          | \$378,000         | 2300                      | 0                    | 7                | 1994                  | 3           | 44866           | N           | N                  | 24705 SE 384TH ST    |
| 001             | 182007       | 9047         | 8/27/03          | \$459,000         | 2300                      | 1510                 | 7                | 1990                  | 3           | 430045          | Y           | N                  | 29030 SE 424TH ST    |
| 001             | 222006       | 9036         | 1/4/05           | \$360,000         | 2320                      | 0                    | 7                | 1926                  | 4           | 427759          | Y           | N                  | 43428 236TH AV SE    |
| 001             | 144330       | 0070         | 7/13/04          | \$289,950         | 2360                      | 0                    | 7                | 1979                  | 3           | 47916           | N           | N                  | 39419 303RD AV SE    |
| 001             | 182007       | 9054         | 5/12/04          | \$350,000         | 2370                      | 0                    | 7                | 1958                  | 3           | 184684          | Y           | N                  | 42308 284TH AV SE    |
| 001             | 222006       | 9050         | 9/28/05          | \$402,500         | 2380                      | 0                    | 7                | 1977                  | 3           | 27600           | Y           | N                  | 22917 SE 436TH ST    |
| 001             | 082007       | 9072         | 3/23/04          | \$305,000         | 2400                      | 0                    | 7                | 1969                  | 3           | 217800          | Y           | N                  | 30416 SE 402ND ST    |
| 001             | 342006       | 9050         | 12/26/03         | \$350,000         | 2500                      | 0                    | 7                | 1978                  | 4           | 213079          | Y           | N                  | 47132 241ST AV SE    |
| 001             | 112006       | 9038         | 8/3/04           | \$418,000         | 2520                      | 0                    | 7                | 1987                  | 3           | 216928          | Y           | N                  | 41023 250TH AV SE    |
| 001             | 062006       | 9033         | 7/15/04          | \$475,000         | 2580                      | 0                    | 7                | 1918                  | 4           | 429501          | Y           | N                  | 18723 SE 384TH ST    |
| 001             | 342106       | 9062         | 6/16/03          | \$400,000         | 2620                      | 600                  | 7                | 1981                  | 4           | 204732          | N           | N                  | 24219 SE 374TH ST    |
| 001             | 172006       | 9104         | 11/12/04         | \$375,000         | 2710                      | 0                    | 7                | 1986                  | 3           | 54014           | Y           | N                  | 41802 207TH AV SE    |
| 001             | 132006       | 9089         | 5/27/03          | \$319,000         | 2800                      | 0                    | 7                | 1940                  | 4           | 26861           | Y           | N                  | 42102 264TH AV SE    |
| 001             | 278130       | 0030         | 3/13/03          | \$373,000         | 2820                      | 0                    | 7                | 1983                  | 4           | 47334           | Y           | N                  | 24030 SE 471ST ST    |
| 001             | 032006       | 9005         | 10/20/05         | \$645,000         | 3160                      | 0                    | 7                | 1927                  | 5           | 392040          | Y           | N                  | 38421 236TH AV SE    |
| 001             | 362006       | 9032         | 4/15/05          | \$600,000         | 3280                      | 0                    | 7                | 1967                  | 4           | 385970          | Y           | N                  | 46840 260TH AV SE    |
| 001             | 061907       | 9056         | 5/20/04          | \$405,000         | 3410                      | 0                    | 7                | 1968                  | 3           | 426016          | N           | N                  | 48429 284TH AV SE    |
| 001             | 272006       | 9023         | 8/12/05          | \$305,950         | 1200                      | 0                    | 8                | 1968                  | 4           | 18906           | Y           | N                  | 24103 SE 448TH ST    |
| 001             | 980450       | 0310         | 11/4/03          | \$322,000         | 1270                      | 1170                 | 8                | 1979                  | 4           | 36884           | Y           | N                  | 25630 SE 390TH ST    |
| 001             | 980450       | 0140         | 7/15/05          | \$369,950         | 1370                      | 720                  | 8                | 1975                  | 3           | 47044           | Y           | N                  | 39421 260TH AV SE    |
| 001             | 980450       | 0040         | 5/28/04          | \$329,000         | 1380                      | 1180                 | 8                | 1978                  | 3           | 47044           | Y           | N                  | 39408 258TH AV SE    |
| 001             | 605500       | 0140         | 7/12/05          | \$527,000         | 1400                      | 1020                 | 8                | 1996                  | 3           | 38312           | Y           | N                  | 27800 SE 400TH WY    |
| 001             | 980450       | 0120         | 4/11/03          | \$281,950         | 1400                      | 460                  | 8                | 1978                  | 3           | 47250           | Y           | N                  | 39253 260TH AV SE    |
| 001             | 342106       | 9071         | 12/13/04         | \$299,900         | 1420                      | 820                  | 8                | 1987                  | 3           | 41448           | N           | N                  | 38027 244TH AV SE    |
| 001             | 980450       | 0480         | 6/28/04          | \$318,000         | 1500                      | 0                    | 8                | 1974                  | 3           | 45302           | Y           | N                  | 25644 SE 394TH ST    |
| 001             | 022006       | 9092         | 10/8/03          | \$319,000         | 1550                      | 890                  | 8                | 1980                  | 4           | 36903           | Y           | N                  | 39603 258TH AV SE    |
| 001             | 162006       | 9091         | 10/6/05          | \$390,000         | 1560                      | 1560                 | 8                | 1985                  | 3           | 91476           | Y           | N                  | 21307 SE 416TH ST    |
| 001             | 312007       | 9092         | 9/21/05          | \$325,000         | 1570                      | 1490                 | 8                | 1965                  | 4           | 45738           | N           | N                  | 47503 288TH AV SE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>     |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------|
| 001             | 082007       | 9074         | 3/17/05          | \$285,000         | 1580                      | 0                    | 8                | 1977                  | 3           | 107593          | Y           | N                  | 41222 305TH AV SE        |
| 001             | 312007       | 9053         | 10/27/05         | \$580,000         | 1610                      | 750                  | 8                | 1981                  | 3           | 207781          | N           | N                  | 47607 288TH AV SE        |
| 001             | 312007       | 9027         | 11/23/05         | \$479,000         | 1650                      | 1390                 | 8                | 1976                  | 3           | 259617          | N           | N                  | 47502 288TH AV SE        |
| 001             | 980450       | 0560         | 10/23/05         | \$373,000         | 1660                      | 0                    | 8                | 1975                  | 4           | 44507           | Y           | N                  | 25640 SE 396TH ST        |
| 001             | 144330       | 0160         | 11/1/05          | \$380,000         | 1670                      | 0                    | 8                | 1977                  | 4           | 35126           | Y           | N                  | 39308 303RD AV SE        |
| 001             | 980451       | 0110         | 6/8/04           | \$300,000         | 1690                      | 0                    | 8                | 1988                  | 3           | 37600           | Y           | N                  | 25819 SE 399TH ST        |
| 001             | 182006       | 9045         | 12/3/03          | \$260,000         | 1690                      | 0                    | 8                | 1959                  | 4           | 53375           | Y           | N                  | 42507 196TH AV SE        |
| 001             | 222006       | 9038         | 8/24/05          | \$394,950         | 1700                      | 0                    | 8                | 1983                  | 5           | 80150           | Y           | N                  | 24018 SE 440TH ST        |
| 001             | 980450       | 0020         | 4/30/04          | \$324,950         | 1700                      | 1570                 | 8                | 1973                  | 3           | 47480           | Y           | N                  | 39440 258TH AV SE        |
| 001             | 605500       | 0250         | 7/26/04          | \$375,000         | 1750                      | 0                    | 8                | 1981                  | 5           | 36000           | Y           | N                  | 27410 SE 402ND ST        |
| 001             | 242360       | 0050         | 8/8/05           | \$450,000         | 1770                      | 0                    | 8                | 1973                  | 3           | 124581          | N           | N                  | 37211 208TH AV SE        |
| 001             | 022006       | 9128         | 6/15/03          | \$380,000         | 1780                      | 0                    | 8                | 1998                  | 3           | 130680          | Y           | N                  | 24605 SE 390TH ST        |
| 001             | 022006       | 9020         | 7/7/03           | \$337,000         | 1810                      | 0                    | 8                | 1988                  | 3           | 44431           | Y           | N                  | 25807 SE 398TH ST        |
| 001             | 980450       | 0470         | 10/14/04         | \$352,000         | 1820                      | 570                  | 8                | 1973                  | 4           | 45302           | Y           | N                  | 39237 258TH AV SE        |
| 001             | 322106       | 9036         | 4/7/05           | \$477,000         | 1840                      | 0                    | 8                | 1968                  | 3           | 208216          | Y           | N                  | 38021 212TH AV SE        |
| 001             | 342106       | 9113         | 12/22/04         | \$346,000         | 1840                      | 880                  | 8                | 1986                  | 3           | 54450           | N           | N                  | 24308 SE 378TH ST        |
| 001             | 011906       | 9028         | 9/3/04           | \$555,000         | 1850                      | 0                    | 8                | 1967                  | 5           | 86248           | N           | N                  | 27221 SE MUD MOUNTAIN RD |
| 001             | 342106       | 9086         | 9/28/05          | \$449,999         | 1860                      | 1190                 | 8                | 1977                  | 4           | 58370           | N           | N                  | 38303 238TH AV SE        |
| 001             | 072006       | 9081         | 4/25/05          | \$420,000         | 1920                      | 0                    | 8                | 1988                  | 3           | 217800          | Y           | N                  | 19100 SE 408TH ST        |
| 001             | 980450       | 0380         | 8/20/04          | \$289,000         | 1930                      | 0                    | 8                | 1976                  | 4           | 34743           | N           | N                  | 39033 258TH AV SE        |
| 001             | 980450       | 0380         | 4/6/04           | \$242,000         | 1930                      | 0                    | 8                | 1976                  | 4           | 34743           | N           | N                  | 39033 258TH AV SE        |
| 001             | 172006       | 9121         | 5/7/03           | \$369,900         | 1940                      | 990                  | 8                | 1976                  | 3           | 198198          | Y           | N                  | 20017 SE 416TH ST        |
| 001             | 092006       | 9095         | 12/20/04         | \$355,000         | 1950                      | 0                    | 8                | 1971                  | 3           | 104305          | Y           | N                  | 41405 228TH AV SE        |
| 001             | 022006       | 9108         | 3/20/03          | \$449,950         | 1950                      | 0                    | 8                | 1999                  | 3           | 319730          | Y           | N                  | 25107 SE 392ND ST        |
| 001             | 980451       | 0060         | 12/1/05          | \$478,000         | 1970                      | 0                    | 8                | 1983                  | 4           | 50541           | Y           | N                  | 25723 SE 398TH ST        |
| 001             | 056150       | 0180         | 8/1/05           | \$445,000         | 1980                      | 0                    | 8                | 2002                  | 3           | 40697           | N           | N                  | 24723 SE 387TH ST        |
| 001             | 056150       | 0200         | 7/3/03           | \$317,500         | 1980                      | 0                    | 8                | 1994                  | 3           | 35501           | N           | N                  | 24829 SE 387TH ST        |
| 001             | 032006       | 9087         | 8/11/04          | \$335,000         | 2000                      | 0                    | 8                | 2004                  | 3           | 18750           | N           | N                  | 38420 244TH AV SE        |
| 001             | 022006       | 9105         | 9/1/05           | \$612,500         | 2010                      | 1530                 | 8                | 1988                  | 3           | 108900          | Y           | N                  | 25519 SE 392ND ST        |
| 001             | 144330       | 0150         | 7/26/05          | \$370,000         | 2020                      | 0                    | 8                | 1977                  | 4           | 35207           | Y           | N                  | 39322 303RD AV SE        |
| 001             | 312007       | 9133         | 11/1/05          | \$392,000         | 2076                      | 0                    | 8                | 2001                  | 3           | 48389           | Y           | N                  | 47224 288TH AV SE        |

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**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>     |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------|
| 001             | 312007       | 9133         | 4/23/03          | \$310,000         | 2076                      | 0                    | 8                | 2001                  | 3           | 48389           | Y           | N                  | 47224 288TH AV SE        |
| 001             | 342106       | 9074         | 9/22/03          | \$510,000         | 2120                      | 0                    | 8                | 1977                  | 4           | 217800          | N           | N                  | 24107 SE 380TH ST        |
| 001             | 352106       | 9106         | 10/7/03          | \$315,000         | 2120                      | 0                    | 8                | 1987                  | 3           | 43528           | N           | N                  | 24522 SE 384TH ST        |
| 001             | 272006       | 9024         | 9/26/05          | \$760,000         | 2160                      | 0                    | 8                | 1999                  | 3           | 638589          | Y           | N                  | 24006 SE 456TH WY        |
| 001             | 342106       | 9143         | 5/24/05          | \$485,000         | 2180                      | 1260                 | 8                | 2004                  | 3           | 40800           | N           | N                  | 38231 244TH AV SE        |
| 001             | 980451       | 0160         | 3/11/03          | \$325,000         | 2180                      | 0                    | 8                | 1983                  | 3           | 77101           | Y           | N                  | 25830 SE 398TH ST        |
| 001             | 980450       | 0070         | 8/23/04          | \$405,000         | 2190                      | 1000                 | 8                | 1977                  | 4           | 47241           | Y           | N                  | 39222 258TH AV SE        |
| 001             | 342106       | 9154         | 11/22/04         | \$360,000         | 2190                      | 0                    | 8                | 1991                  | 3           | 46609           | N           | N                  | 23615 SE 374TH ST        |
| 001             | 052007       | 9104         | 8/20/03          | \$348,500         | 2200                      | 0                    | 8                | 1997                  | 3           | 46609           | Y           | N                  | 39529 302ND AV SE        |
| 001             | 605500       | 0170         | 1/21/05          | \$330,000         | 2200                      | 1520                 | 8                | 1979                  | 4           | 35665           | Y           | N                  | 27630 SE 401ST ST        |
| 001             | 062007       | 9029         | 1/4/05           | \$470,000         | 2210                      | 690                  | 8                | 1994                  | 3           | 56192           | Y           | N                  | 39922 278TH WY SE        |
| 001             | 052007       | 9063         | 6/11/03          | \$409,500         | 2260                      | 0                    | 8                | 1977                  | 3           | 241322          | Y           | N                  | 30101 SE 396TH ST        |
| 001             | 252006       | 9023         | 3/24/04          | \$434,450         | 2270                      | 0                    | 8                | 1900                  | 5           | 285318          | Y           | N                  | 26911 SE 456TH ST        |
| 001             | 292106       | 9078         | 12/11/03         | \$387,000         | 2280                      | 790                  | 8                | 1974                  | 4           | 109335          | Y           | N                  | 36705 198TH AV SE        |
| 001             | 172006       | 9093         | 5/6/04           | \$370,000         | 2300                      | 0                    | 8                | 1900                  | 4           | 108900          | Y           | N                  | 41803 207TH AV SE        |
| 001             | 352106       | 9057         | 3/18/04          | \$318,450         | 2300                      | 0                    | 8                | 1979                  | 3           | 43560           | N           | N                  | 24605 SE 380TH ST        |
| 001             | 022006       | 9129         | 6/6/05           | \$580,000         | 2340                      | 0                    | 8                | 2002                  | 3           | 107593          | Y           | N                  | 24612 SE 390TH ST        |
| 001             | 061907       | 9096         | 8/20/03          | \$517,500         | 2350                      | 0                    | 8                | 1979                  | 4           | 715690          | Y           | Y                  | 27815 SE MUD MOUNTAIN RD |
| 001             | 222006       | 9045         | 10/7/04          | \$385,000         | 2410                      | 0                    | 8                | 1978                  | 4           | 104108          | Y           | N                  | 23127 SE 436TH ST        |
| 001             | 352106       | 9150         | 7/20/05          | \$525,000         | 2440                      | 0                    | 8                | 1996                  | 3           | 71002           | N           | N                  | 36923 249TH AV SE        |
| 001             | 056150       | 0260         | 3/10/04          | \$353,000         | 2440                      | 0                    | 8                | 1993                  | 3           | 53805           | Y           | N                  | 38520 251ST PL SE        |
| 001             | 072006       | 9080         | 7/26/05          | \$729,950         | 2470                      | 0                    | 8                | 1991                  | 3           | 435600          | Y           | N                  | 41003 196TH AV SE        |
| 001             | 342106       | 9030         | 12/8/04          | \$415,000         | 2470                      | 0                    | 8                | 1986                  | 4           | 217800          | Y           | N                  | 23321 SE 380TH ST        |
| 001             | 082007       | 9061         | 9/17/03          | \$390,000         | 2510                      | 0                    | 8                | 1983                  | 3           | 217800          | Y           | N                  | 41430 305TH AV SE        |
| 001             | 182006       | 9038         | 1/13/05          | \$492,000         | 2530                      | 0                    | 8                | 1988                  | 3           | 179902          | Y           | N                  | 42019 196TH AV SE        |
| 001             | 342106       | 9079         | 12/12/03         | \$305,000         | 2580                      | 0                    | 8                | 1981                  | 4           | 44250           | N           | N                  | 24124 SE 380TH ST        |
| 001             | 162006       | 9050         | 2/22/05          | \$445,000         | 2640                      | 0                    | 8                | 2003                  | 3           | 24000           | Y           | N                  | 22622 SE 419TH ST        |
| 001             | 302007       | 9076         | 3/30/05          | \$680,000         | 2700                      | 0                    | 8                | 1992                  | 3           | 695217          | N           | N                  | 27920 SE 464TH ST        |
| 001             | 052007       | 9095         | 11/16/04         | \$500,000         | 2730                      | 0                    | 8                | 1994                  | 3           | 220413          | Y           | N                  | 30333 SE 396TH ST        |
| 001             | 056150       | 0010         | 3/10/03          | \$328,000         | 2730                      | 0                    | 8                | 1991                  | 3           | 43500           | N           | N                  | 24807 SE 384TH ST        |
| 001             | 042007       | 9052         | 3/25/04          | \$327,500         | 2740                      | 0                    | 8                | 1993                  | 3           | 54575           | Y           | N                  | 39325 310TH AV SE        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>          |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------------|
| 001             | 202006       | 9062         | 7/15/03          | \$399,950         | 2760                      | 0                    | 8                | 1986                  | 3           | 110206          | Y           | N                  | 44619 199TH PL SE             |
| 001             | 732770       | 0120         | 4/23/04          | \$522,000         | 2810                      | 400                  | 8                | 1993                  | 3           | 255261          | N           | N                  | 22015 SE 358TH ST             |
| 001             | 342106       | 9028         | 11/4/04          | \$490,000         | 2860                      | 0                    | 8                | 2001                  | 3           | 218235          | Y           | N                  | 23650 SE 371ST ST             |
| 001             | 092006       | 9067         | 3/21/03          | \$385,000         | 2900                      | 0                    | 8                | 1980                  | 3           | 191664          | Y           | N                  | 40910 218TH AV SE             |
| 001             | 605500       | 0210         | 3/21/05          | \$373,000         | 2950                      | 0                    | 8                | 1983                  | 3           | 38408           | Y           | N                  | 27407 SE 401ST ST             |
| 001             | 312106       | 9036         | 2/12/03          | \$427,000         | 3020                      | 0                    | 8                | 1992                  | 3           | 360241          | N           | N                  | 37304 188TH AV SE             |
| 001             | 352106       | 9137         | 3/31/04          | \$470,000         | 3210                      | 0                    | 8                | 1999                  | 3           | 60250           | N           | N                  | 38301 252ND AV SE             |
| 001             | 222006       | 9206         | 12/10/04         | \$515,000         | 3370                      | 0                    | 8                | 1984                  | 3           | 202989          | Y           | N                  | 23316 SE 448TH ST             |
| 001             | 282106       | 9030         | 10/12/05         | \$605,000         | 3390                      | 0                    | 8                | 1992                  | 3           | 165963          | N           | N                  | 36513 212TH WY SE             |
| 001             | 352106       | 9154         | 5/20/05          | \$540,000         | 3580                      | 0                    | 8                | 2002                  | 3           | 119900          | N           | N                  | 24726 SE 372ND ST             |
| 001             | 056150       | 0140         | 3/10/05          | \$420,000         | 3630                      | 0                    | 8                | 1992                  | 3           | 37958           | Y           | N                  | 24511 SE 387TH ST             |
| 001             | 022006       | 9026         | 6/20/05          | \$445,000         | 3720                      | 0                    | 8                | 1974                  | 3           | 107593          | Y           | N                  | 25606 SE 400TH ST             |
| 001             | 172006       | 9085         | 12/14/05         | \$398,000         | 3950                      | 0                    | 8                | 1972                  | 4           | 44866           | Y           | N                  | 43026 208TH AV SE             |
| 001             | 112006       | 9053         | 3/26/03          | \$475,000         | 1530                      | 1180                 | 9                | 1988                  | 3           | 216928          | N           | N                  | 40820 250TH AV SE             |
| 001             | 352106       | 9028         | 8/9/05           | \$537,000         | 1790                      | 1790                 | 9                | 1997                  | 3           | 90169           | N           | N                  | 36915 249TH AV SE             |
| 001             | 022006       | 9106         | 8/25/04          | \$433,000         | 1970                      | 0                    | 9                | 1985                  | 3           | 106722          | Y           | N                  | 39202 254TH AV SE             |
| 001             | 022006       | 9111         | 2/5/04           | \$460,000         | 2230                      | 0                    | 9                | 1993                  | 3           | 108464          | Y           | N                  | 39705 248TH AV SE             |
| 001             | 322106       | 9012         | 6/28/05          | \$444,500         | 2250                      | 0                    | 9                | 1976                  | 4           | 43560           | Y           | N                  | 37707 200TH AV SE             |
| 001             | 732770       | 0013         | 4/8/03           | \$435,000         | 2300                      | 600                  | 9                | 1991                  | 3           | 242629          | Y           | Y                  | 22118 SE 358TH ST             |
| 001             | 605500       | 0450         | 4/8/05           | \$400,000         | 2360                      | 0                    | 9                | 1994                  | 3           | 32701           | Y           | N                  | 27304 SE 403RD ST             |
| 001             | 262106       | 9059         | 6/13/05          | \$544,000         | 2370                      | 610                  | 9                | 1991                  | 3           | 210830          | Y           | N                  | 35803 249TH AV SE             |
| 001             | 262106       | 9053         | 6/7/05           | \$547,950         | 2450                      | 550                  | 9                | 1991                  | 3           | 204296          | N           | N                  | 36118 249TH AV SE             |
| 001             | 352106       | 9115         | 5/18/05          | \$480,000         | 2561                      | 0                    | 9                | 2000                  | 3           | 40678           | N           | N                  | 38232 244TH AV SE             |
| 001             | 322106       | 9045         | 11/1/05          | \$639,000         | 2610                      | 640                  | 9                | 1968                  | 4           | 428630          | Y           | N                  | 38005 200TH AV SE             |
| 001             | 732771       | 0060         | 4/22/04          | \$930,000         | 2640                      | 0                    | 9                | 1981                  | 4           | 435652          | Y           | Y                  | 20800 SE 358TH ST             |
| 001             | 012006       | 9033         | 10/7/05          | \$741,000         | 2640                      | 2220                 | 9                | 1999                  | 3           | 159429          | Y           | N                  | 38410 ENUMCLAW-FRANKLIN RD SE |
| 001             | 012006       | 9085         | 4/29/05          | \$510,000         | 2730                      | 0                    | 9                | 1991                  | 3           | 370695          | Y           | Y                  | 38611 264TH AV SE             |
| 001             | 222006       | 9029         | 7/23/04          | \$490,000         | 2760                      | 0                    | 9                | 1966                  | 3           | 304920          | Y           | N                  | 23420 SE 448TH ST             |
| 001             | 082006       | 9039         | 12/29/03         | \$539,990         | 2814                      | 0                    | 9                | 1998                  | 3           | 432986          | Y           | N                  | 19954 SE 416TH ST             |
| 001             | 092006       | 9121         | 11/24/03         | \$399,950         | 2860                      | 0                    | 9                | 2003                  | 3           | 55756           | Y           | N                  | 40113 228TH AV SE             |
| 001             | 352106       | 9158         | 10/3/03          | \$570,000         | 3100                      | 0                    | 9                | 1996                  | 3           | 153331          | Y           | N                  | 25609 SE 380TH ST             |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>           |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------------|
| 001             | 102006       | 9060         | 3/23/05          | \$765,000         | 3150                      | 0                    | 9                | 1998                  | 3           | 438181          | Y           | N                  | 23313 SE 406TH ST              |
| 001             | 681783       | 0060         | 11/4/03          | \$585,855         | 3230                      | 0                    | 9                | 2003                  | 3           | 217800          | N           | N                  | 24984 SE 367TH WY              |
| 001             | 278133       | 0100         | 3/12/04          | \$375,000         | 3310                      | 0                    | 9                | 1983                  | 3           | 50532           | Y           | N                  | 47202 235TH AV SE              |
| 001             | 352106       | 9159         | 8/19/03          | \$442,000         | 3320                      | 0                    | 9                | 2003                  | 3           | 97139           | N           | N                  | 36906 244TH AV SE              |
| 001             | 262106       | 9065         | 8/11/03          | \$520,000         | 3380                      | 0                    | 9                | 1991                  | 3           | 207781          | N           | N                  | 36311 249TH AV SE              |
| 001             | 262106       | 9039         | 4/21/05          | \$649,950         | 3460                      | 0                    | 9                | 2003                  | 3           | 107157          | N           | N                  | 25130 SE 367TH WY              |
| 001             | 262106       | 9060         | 5/19/05          | \$648,000         | 3520                      | 500                  | 9                | 1991                  | 3           | 200376          | Y           | N                  | 35817 249TH AV SE              |
| 001             | 042006       | 9040         | 4/16/03          | \$439,500         | 4000                      | 0                    | 9                | 1978                  | 3           | 218688          | Y           | N                  | 39702 218TH AV SE              |
| 001             | 681783       | 0050         | 5/1/03           | \$757,048         | 4360                      | 0                    | 9                | 2003                  | 3           | 216716          | N           | N                  | 25012 SE 367TH WY              |
| 001             | 122006       | 9091         | 7/13/05          | \$799,000         | 3321                      | 0                    | 10               | 1999                  | 3           | 202989          | Y           | N                  | 26927 SE 407TH ST              |
| 001             | 061907       | 9093         | 1/28/05          | \$970,000         | 3590                      | 1230                 | 10               | 1998                  | 3           | 220849          | N           | N                  | 28635 SE 487TH ST              |
| 001             | 681783       | 0010         | 5/10/04          | \$691,000         | 3650                      | 0                    | 10               | 2004                  | 3           | 137779          | N           | N                  | 24947 SE 367TH WY              |
| 001             | 362106       | 9053         | 6/24/05          | \$999,000         | 3850                      | 0                    | 10               | 1995                  | 3           | 441574          | Y           | N                  | 26258 SE 380TH LN              |
| 001             | 022006       | 9049         | 4/9/04           | \$515,000         | 3980                      | 280                  | 10               | 1976                  | 4           | 199069          | Y           | N                  | 25233 SE 389TH ST              |
| 009             | 322207       | 9076         | 1/19/05          | \$200,000         | 560                       | 0                    | 5                | 1956                  | 3           | 11834           | Y           | Y                  | 30326 SE LAKE RETREAT SOUTH DR |
| 009             | 410200       | 0030         | 3/10/04          | \$190,500         | 620                       | 260                  | 5                | 1958                  | 4           | 25785           | Y           | Y                  | 37502 WEST LAKE WALKER DR SE   |
| 009             | 410200       | 0095         | 7/29/03          | \$180,000         | 800                       | 0                    | 5                | 1954                  | 4           | 36790           | Y           | Y                  | 37240 WEST LAKE WALKER DR SE   |
| 009             | 187140       | 0580         | 7/21/04          | \$164,950         | 960                       | 0                    | 5                | 1917                  | 4           | 6215            | N           | N                  | 35229 312TH WY SE              |
| 009             | 262207       | 9117         | 5/27/05          | \$200,000         | 960                       | 0                    | 5                | 1937                  | 4           | 12903           | N           | N                  | 26719 346TH AV SE              |
| 009             | 232207       | 9039         | 11/19/04         | \$163,700         | 980                       | 0                    | 5                | 1920                  | 5           | 22500           | N           | N                  | 35023 SE 252ND ST              |
| 009             | 187140       | 1085         | 9/22/04          | \$163,000         | 1010                      | 0                    | 5                | 1942                  | 4           | 6215            | N           | N                  | 35421 312TH WY SE              |
| 009             | 082107       | 9019         | 5/10/04          | \$191,000         | 1100                      | 0                    | 5                | 1956                  | 4           | 128066          | N           | N                  | 31909 293RD AV SE              |
| 009             | 187140       | 0510         | 2/26/04          | \$125,000         | 1150                      | 0                    | 5                | 1917                  | 4           | 4738            | N           | N                  | 35217 VEAZIE-CUMBERLAND RD SE  |
| 009             | 342107       | 9060         | 7/29/05          | \$195,000         | 1160                      | 0                    | 5                | 1976                  | 4           | 20053           | Y           | N                  | 37010 WEST LAKE WALKER DR SE   |
| 009             | 422440       | 0122         | 9/25/03          | \$164,000         | 1290                      | 0                    | 5                | 1915                  | 4           | 19578           | N           | N                  | 35128 SE 257TH ST              |
| 009             | 342207       | 9023         | 7/23/04          | \$200,000         | 1350                      | 0                    | 5                | 1941                  | 4           | 22800           | N           | N                  | 28703 KANASKAT-KANGLEY RD SE   |
| 009             | 187140       | 0600         | 7/16/03          | \$150,000         | 1680                      | 0                    | 5                | 1981                  | 4           | 13228           | N           | N                  | 35233 312TH WY SE              |
| 009             | 232207       | 9033         | 12/20/05         | \$182,000         | 480                       | 480                  | 6                | 1983                  | 4           | 14100           | N           | N                  | 35119 SE 254TH ST              |
| 009             | 416960       | 0035         | 7/8/04           | \$285,000         | 660                       | 320                  | 6                | 1960                  | 3           | 22245           | Y           | Y                  | 30511 SE LAKE RETREAT NORTH DR |
| 009             | 187140       | 0490         | 9/7/05           | \$179,950         | 860                       | 0                    | 6                | 1969                  | 4           | 5500            | N           | N                  | 35229 VEAZIE-CUMBERLAND RD SE  |
| 009             | 342207       | 9019         | 8/13/04          | \$180,000         | 950                       | 0                    | 6                | 1930                  | 5           | 13352           | N           | N                  | 28603 KANASKAT-KANGLEY RD SE   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>            |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|---------------------------------|
| 009             | 322207       | 9138         | 6/7/04           | \$305,000         | 1010                      | 0                    | 6                | 1978                  | 4           | 104979          | N           | N                  | 27728 293RD AV SE               |
| 009             | 187140       | 0255         | 5/22/03          | \$140,000         | 1040                      | 0                    | 6                | 1971                  | 3           | 11000           | N           | N                  | 35517 VEAZIE -CUMBERLAND RD SE  |
| 009             | 122107       | 9058         | 6/26/03          | \$180,000         | 1120                      | 0                    | 6                | 1972                  | 4           | 93218           | N           | N                  | 35804 SE COURTNEY RD            |
| 009             | 712340       | 0075         | 9/14/05          | \$277,000         | 1200                      | 0                    | 6                | 1931                  | 5           | 6231            | Y           | Y                  | 32925 SE 310TH ST               |
| 009             | 322107       | 9117         | 10/20/05         | \$239,000         | 1280                      | 0                    | 6                | 1940                  | 3           | 47480           | N           | N                  | 37237 VEAZIE -CUMBERLAND RD SE  |
| 009             | 322107       | 9097         | 11/22/05         | \$348,000         | 1370                      | 0                    | 6                | 1940                  | 5           | 18400           | N           | N                  | 37231 VEAZIE -CUMBERLAND RD SE  |
| 009             | 262207       | 9028         | 12/29/04         | \$200,000         | 1550                      | 0                    | 6                | 1912                  | 5           | 89298           | N           | N                  | 34803 SE 268TH ST               |
| 009             | 322207       | 9058         | 4/21/04          | \$270,000         | 780                       | 0                    | 7                | 1976                  | 3           | 13740           | Y           | Y                  | 30132 SE LAKE RETREAT SOUTH DR  |
| 009             | 322107       | 9160         | 7/20/04          | \$235,000         | 900                       | 460                  | 7                | 1997                  | 3           | 43662           | N           | N                  | 29642 SE 370TH ST               |
| 009             | 282107       | 9096         | 2/12/04          | \$242,500         | 1000                      | 460                  | 7                | 1975                  | 4           | 43560           | N           | N                  | 35701 VEAZIE -CUMBERLAND RD SE  |
| 009             | 282207       | 9086         | 10/14/05         | \$339,950         | 1070                      | 280                  | 7                | 1987                  | 3           | 54610           | N           | N                  | 26807 316TH AV SE               |
| 009             | 187140       | 0680         | 9/9/05           | \$252,950         | 1120                      | 400                  | 7                | 1984                  | 3           | 6215            | N           | N                  | 30817 SE 352ND ST               |
| 009             | 042107       | 9044         | 4/24/03          | \$215,000         | 1220                      | 0                    | 7                | 1987                  | 3           | 31200           | N           | N                  | 32104 SE RETREAT-KANASKAT RD    |
| 009             | 322107       | 9099         | 9/16/03          | \$292,500         | 1260                      | 0                    | 7                | 1972                  | 4           | 261360          | N           | N                  | 38128 VEAZIE -CUMBERLAND RD SE  |
| 009             | 032107       | 9030         | 8/27/03          | \$295,000         | 1260                      | 0                    | 7                | 1978                  | 5           | 211701          | N           | N                  | 33424 SE 301ST ST               |
| 009             | 282207       | 9063         | 2/23/04          | \$258,000         | 1300                      | 0                    | 7                | 1989                  | 3           | 109286          | N           | N                  | 26610 309TH AV SE               |
| 009             | 042107       | 9157         | 8/4/03           | \$218,000         | 1310                      | 0                    | 7                | 1988                  | 4           | 44400           | N           | N                  | 32109 SE 291ST ST               |
| 009             | 262207       | 9112         | 6/3/03           | \$296,000         | 1320                      | 0                    | 7                | 1968                  | 4           | 329313          | N           | N                  | 25715 348TH AV SE               |
| 009             | 322207       | 9087         | 9/9/04           | \$272,950         | 1350                      | 0                    | 7                | 1920                  | 4           | 87631           | N           | N                  | 27426 RETREAT-KANASKAT RD SE    |
| 009             | 187140       | 0250         | 9/30/05          | \$239,950         | 1390                      | 0                    | 7                | 1996                  | 3           | 13537           | N           | N                  | 31216 SE 356TH ST               |
| 009             | 262207       | 9137         | 5/25/05          | \$344,250         | 1400                      | 0                    | 7                | 1979                  | 3           | 98881           | N           | N                  | 34228 SE 257TH ST               |
| 009             | 342207       | 9039         | 5/23/03          | \$229,000         | 1420                      | 0                    | 7                | 1977                  | 3           | 303613          | Y           | N                  | 33109 SE KENT-KANGLEY RD        |
| 009             | 102107       | 9083         | 7/12/04          | \$291,950         | 1490                      | 0                    | 7                | 1967                  | 4           | 76230           | Y           | Y                  | 31526 CUMBERLAND-KANASKAT RD SE |
| 009             | 322207       | 9067         | 7/19/04          | \$340,000         | 1490                      | 1290                 | 7                | 1967                  | 4           | 13560           | Y           | Y                  | 30138 SE LAKE RETREAT SOUTH DR  |
| 009             | 187140       | 0195         | 12/14/04         | \$258,500         | 1514                      | 0                    | 7                | 1999                  | 3           | 17450           | N           | N                  | 35510 VEAZIE -CUMBERLAND RD SE  |
| 009             | 240880       | 0200         | 7/6/04           | \$267,950         | 1544                      | 0                    | 7                | 1978                  | 4           | 99316           | N           | N                  | 31616 SE 270TH ST               |
| 009             | 240880       | 0090         | 4/11/05          | \$302,500         | 1580                      | 0                    | 7                | 1978                  | 4           | 109336          | N           | N                  | 27011 320TH AV SE               |
| 009             | 322207       | 9171         | 2/4/05           | \$328,000         | 1600                      | 0                    | 7                | 1989                  | 4           | 32239           | N           | N                  | 28231 303RD AV SE               |
| 009             | 322107       | 9100         | 5/14/04          | \$269,000         | 1630                      | 0                    | 7                | 1994                  | 3           | 74052           | N           | N                  | 37725 VEAZIE -CUMBERLAND RD SE  |
| 009             | 405800       | 0060         | 7/29/05          | \$351,950         | 1640                      | 580                  | 7                | 1976                  | 3           | 94300           | N           | N                  | 28425 296TH AV SE               |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>           |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------------|
| 009             | 042107       | 9087         | 10/12/05         | \$319,900         | 1660                      | 0                    | 7                | 1988                  | 3           | 36180           | N           | N                  | 29209 322ND AV SE              |
| 009             | 282207       | 9050         | 9/8/04           | \$287,500         | 1800                      | 0                    | 7                | 1987                  | 3           | 87581           | N           | N                  | 31310 SE 268TH ST              |
| 009             | 322207       | 9182         | 5/14/04          | \$265,950         | 1800                      | 0                    | 7                | 1992                  | 3           | 50965           | N           | N                  | 28529 298TH PL SE              |
| 009             | 240880       | 0410         | 3/19/04          | \$293,023         | 1830                      | 0                    | 7                | 1977                  | 4           | 90604           | N           | N                  | 31914 SE 268TH ST              |
| 009             | 322107       | 9027         | 5/25/04          | \$275,000         | 1860                      | 0                    | 7                | 2004                  | 3           | 43560           | N           | N                  | 37550 VEAZIE -CUMBERLAND RD SE |
| 009             | 282107       | 9071         | 6/12/03          | \$349,500         | 1870                      | 0                    | 7                | 1983                  | 4           | 142005          | N           | N                  | 36213 312TH AV SE              |
| 009             | 032107       | 9076         | 9/8/03           | \$358,000         | 1980                      | 0                    | 7                | 2001                  | 3           | 304920          | N           | N                  | 29609 333RD AV SE              |
| 009             | 322107       | 9154         | 12/9/04          | \$344,100         | 2060                      | 0                    | 7                | 1984                  | 4           | 71002           | N           | N                  | 37911 300TH AV SE              |
| 009             | 042107       | 9134         | 1/22/03          | \$290,000         | 2088                      | 0                    | 7                | 1990                  | 4           | 48787           | N           | N                  | 29224 322ND AV SE              |
| 009             | 042107       | 9133         | 2/21/03          | \$285,000         | 2090                      | 0                    | 7                | 1992                  | 3           | 101494          | N           | N                  | 29730 322ND AV SE              |
| 009             | 052107       | 9026         | 12/23/05         | \$449,950         | 2128                      | 0                    | 7                | 1999                  | 3           | 348480          | Y           | N                  | 30109 SE RETREAT-KANASKAT RD   |
| 009             | 187140       | 0181         | 8/14/03          | \$224,950         | 2200                      | 0                    | 7                | 2002                  | 3           | 10800           | N           | N                  | 35432 VEAZIE -CUMBERLAND RD SE |
| 009             | 262207       | 9058         | 9/17/05          | \$349,888         | 2260                      | 0                    | 7                | 2005                  | 3           | 32640           | N           | N                  | 34628 SE 268TH ST              |
| 009             | 262207       | 9037         | 11/8/05          | \$335,000         | 2260                      | 0                    | 7                | 2005                  | 3           | 31621           | N           | N                  | 34639 SE 268TH ST              |
| 009             | 322107       | 9071         | 10/4/05          | \$469,950         | 2290                      | 0                    | 7                | 1992                  | 3           | 243064          | N           | N                  | 29300 SE 371ST ST              |
| 009             | 322107       | 9143         | 12/14/03         | \$240,000         | 2310                      | 0                    | 7                | 1985                  | 3           | 58806           | N           | N                  | 38306 297TH PL SE              |
| 009             | 282207       | 9088         | 8/1/05           | \$360,000         | 2380                      | 0                    | 7                | 1988                  | 3           | 54687           | N           | N                  | 27014 314TH AV SE              |
| 009             | 322107       | 9110         | 6/23/03          | \$350,000         | 2456                      | 0                    | 7                | 2001                  | 3           | 216493          | N           | N                  | 29234 SE 374TH ST              |
| 009             | 282207       | 9047         | 9/12/05          | \$288,500         | 2620                      | 0                    | 7                | 1981                  | 3           | 54797           | N           | N                  | 27105 309TH AV SE              |
| 009             | 032107       | 9027         | 7/1/03           | \$325,000         | 2750                      | 0                    | 7                | 1995                  | 3           | 45302           | N           | N                  | 33606 SE 301ST ST              |
| 009             | 042107       | 9102         | 4/19/05          | \$445,000         | 3080                      | 0                    | 7                | 1992                  | 3           | 120225          | Y           | N                  | 29700 322ND AV SE              |
| 009             | 292107       | 9034         | 4/5/05           | \$449,500         | 1370                      | 0                    | 8                | 1982                  | 5           | 162478          | Y           | N                  | 30415 SE 355TH ST              |
| 009             | 102107       | 9099         | 3/2/04           | \$268,950         | 1410                      | 580                  | 8                | 1987                  | 4           | 20466           | N           | N                  | 30452 KANASKAT-KANGLEY RD SE   |
| 009             | 042107       | 9089         | 3/2/05           | \$369,950         | 1430                      | 860                  | 8                | 2005                  | 3           | 96703           | N           | N                  | 32310 SE 291ST ST              |
| 009             | 232207       | 9015         | 7/25/05          | \$415,000         | 1510                      | 0                    | 8                | 1995                  | 3           | 182952          | N           | N                  | 25530 350TH AV SE              |
| 009             | 322207       | 9009         | 8/16/04          | \$395,000         | 1510                      | 680                  | 8                | 1978                  | 4           | 213444          | N           | N                  | 29516 SE 278TH ST              |
| 009             | 322107       | 9053         | 3/1/04           | \$290,000         | 1520                      | 0                    | 8                | 1982                  | 4           | 107157          | N           | N                  | 38217 VEAZIE -CUMBERLAND RD SE |
| 009             | 122107       | 9046         | 8/20/03          | \$290,000         | 1550                      | 0                    | 8                | 1984                  | 4           | 122839          | N           | N                  | 35935 SE 311TH ST              |
| 009             | 142107       | 9094         | 2/19/04          | \$332,000         | 1790                      | 0                    | 8                | 2000                  | 3           | 269600          | N           | N                  | 34184 SE 327TH PL              |
| 009             | 416960       | 0050         | 5/9/05           | \$585,000         | 1810                      | 690                  | 8                | 1990                  | 4           | 34638           | Y           | Y                  | 30435 SE LAKE RETREAT NORTH DR |
| 009             | 042107       | 9115         | 4/28/03          | \$240,500         | 1850                      | 0                    | 8                | 1992                  | 3           | 39300           | Y           | N                  | 29610 322ND AV SE              |

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>           |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|--------------------------------|
| 009             | 342207       | 9078         | 8/3/05           | \$440,000         | 1910                      | 0                    | 8                | 1996                  | 3           | 220849          | N           | N                  | 28211 338TH AV SE              |
| 009             | 342207       | 9078         | 10/14/03         | \$349,000         | 1910                      | 0                    | 8                | 1996                  | 3           | 220849          | N           | N                  | 28211 338TH AV SE              |
| 009             | 282207       | 9074         | 9/8/03           | \$257,500         | 1960                      | 0                    | 8                | 1982                  | 3           | 87556           | N           | N                  | 26700 312TH AV SE              |
| 009             | 282207       | 9037         | 2/22/05          | \$415,000         | 2020                      | 0                    | 8                | 1996                  | 3           | 198000          | N           | N                  | 31020 SE 268TH ST              |
| 009             | 042107       | 9156         | 4/24/03          | \$319,000         | 2090                      | 0                    | 8                | 1993                  | 3           | 44400           | N           | N                  | 32021 SE 291ST ST              |
| 009             | 282107       | 9054         | 5/25/04          | \$398,000         | 2350                      | 0                    | 8                | 1992                  | 3           | 219106          | N           | N                  | 36108 312TH AV SE              |
| 009             | 240880       | 0545         | 7/14/05          | \$544,000         | 2360                      | 0                    | 8                | 1992                  | 4           | 209959          | N           | N                  | 32224 SE 266TH ST              |
| 009             | 082107       | 9037         | 9/24/04          | \$375,000         | 2400                      | 0                    | 8                | 2004                  | 3           | 77972           | N           | N                  | 31926 293RD AV SE              |
| 009             | 032107       | 9052         | 2/14/03          | \$422,000         | 2478                      | 0                    | 8                | 1999                  | 3           | 50094           | N           | N                  | 33636 SE 301ST ST              |
| 009             | 342207       | 9045         | 4/7/04           | \$416,000         | 2570                      | 0                    | 8                | 2003                  | 3           | 98445           | N           | N                  | 33704 SE KENT-KANGLEY RD       |
| 009             | 322207       | 9039         | 3/17/05          | \$590,000         | 2580                      | 0                    | 8                | 1981                  | 3           | 43200           | Y           | Y                  | 29913 SE LAKE RETREAT NORTH DR |
| 009             | 032107       | 9039         | 9/24/03          | \$427,000         | 2590                      | 0                    | 8                | 1989                  | 3           | 111513          | N           | N                  | 33407 SE 301ST ST              |
| 009             | 292107       | 9028         | 6/13/03          | \$387,500         | 2750                      | 0                    | 8                | 1980                  | 4           | 193842          | N           | N                  | 30511 SE 358TH ST              |
| 009             | 322207       | 9206         | 3/30/05          | \$699,750         | 3050                      | 0                    | 8                | 2003                  | 3           | 214058          | N           | N                  | 30729 SE KENT-KANGLEY RD       |
| 009             | 322107       | 9183         | 6/18/05          | \$549,500         | 3090                      | 0                    | 8                | 1998                  | 3           | 51155           | N           | N                  | 38146 VEAZIE -CUMBERLAND RD SE |
| 009             | 032107       | 9063         | 5/10/05          | \$870,000         | 3334                      | 0                    | 8                | 1999                  | 3           | 436035          | N           | N                  | 29422 333RD AV SE              |
| 009             | 322207       | 9114         | 8/23/04          | \$677,500         | 3950                      | 0                    | 8                | 2000                  | 3           | 216057          | N           | N                  | 29203 SE KENT-KANGLEY RD       |
| 009             | 282107       | 9057         | 11/6/03          | \$349,900         | 2170                      | 0                    | 9                | 1992                  | 3           | 473061          | N           | N                  | 36506 320TH AV SE              |
| 009             | 322207       | 9199         | 3/22/05          | \$575,000         | 2618                      | 0                    | 9                | 2000                  | 3           | 229125          | N           | N                  | 27230 304TH AV SE              |
| 009             | 322107       | 9130         | 1/5/05           | \$448,000         | 3090                      | 0                    | 9                | 2005                  | 3           | 54731           | N           | N                  | 37721 297TH PL SE              |
| 009             | 032107       | 9080         | 12/6/05          | \$651,750         | 3500                      | 0                    | 9                | 2001                  | 3           | 298386          | Y           | N                  | 32330 SE 307TH STREET          |

***Improved Sales Removed from this Annual Update Analysis***

**Area 40**

**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                 |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 001             | 000640       | 0011         | 4/1/05           | \$585,000         | OPEN SPACE DESIGN CONTINUED OK'D AFTER SALE     |
| 001             | 011906       | 9005         | 6/18/03          | \$240,000         | % COMP.; DOR RATIO; OPEN SPACE                  |
| 001             | 011906       | 9033         | 8/24/04          | \$146,062         | % NET COND.; PREV IMP<=25K                      |
| 001             | 012006       | 9059         | 5/11/04          | \$530,000         | UNFIN AREA                                      |
| 001             | 012006       | 9087         | 2/21/03          | \$500,000         | NON-REPRESENTATIVE SALE                         |
| 001             | 022006       | 9042         | 10/26/04         | \$280,000         | IMP COUNT                                       |
| 001             | 022006       | 9058         | 9/15/05          | \$493,000         | CURRENT DATA DOES NOT REFLECT SALES DATA        |
| 001             | 022006       | 9081         | 7/28/04          | \$450,000         | GOV AGENCY; IMP. CHARS. CHANGED SINCE SALE      |
| 001             | 032006       | 9011         | 11/22/05         | \$550,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 032006       | 9044         | 6/16/04          | \$555,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 032006       | 9064         | 4/24/03          | \$349,950         | MOBILE HOME                                     |
| 001             | 032006       | 9087         | 11/1/03          | \$70,000          | DOR RATIO                                       |
| 001             | 042006       | 9065         | 12/23/04         | \$580,000         | OPEN SPACE CONTINUED AFTER SALE; OBSOL.         |
| 001             | 042006       | 9068         | 10/15/04         | \$375,000         | IMP COUNT; BANKRUPTCY - RECEIVER, TRUSTEE       |
| 001             | 052006       | 9068         | 10/24/05         | \$735,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 052007       | 9009         | 4/15/03          | \$120,000         | NON-REPRESENTATIVE SALE                         |
| 001             | 052007       | 9096         | 8/7/03           | \$410,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 056150       | 0050         | 7/17/03          | \$234,239         | FORCED SALE; EXEMPT FROM EXCISE TAX             |
| 001             | 061907       | 9023         | 8/7/03           | \$55,000          | PERS MH; QCD; %NET COND; PREV IMP<=25K          |
| 001             | 062006       | 9007         | 4/21/05          | \$460,000         | OPEN SPACE                                      |
| 001             | 062006       | 9027         | 12/9/05          | \$340,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR     |
| 001             | 062006       | 9067         | 4/18/03          | \$160,097         | QUIT CLAIM DEED; DOR RATIO; OPEN SPACE          |
| 001             | 062006       | 9085         | 3/18/05          | \$360,000         | BANKRUPTCY - TRUSTEE; OPEN SPACE                |
| 001             | 062007       | 9016         | 8/28/03          | \$350,000         | IMP COUNT; RELATED PARTY, FRIEND, NEIGHBOR      |
| 001             | 062007       | 9047         | 11/5/03          | \$372,950         | NON-REPRESENTATIVE SALE                         |
| 001             | 072006       | 9014         | 3/25/05          | \$455,000         | BANKRUPTCY - RECEIVER OR TRUSTEE                |
| 001             | 072006       | 9019         | 7/26/05          | \$665,000         | OPEN SPACE CONTINUED AFTER SALE; OBSOL.         |
| 001             | 072006       | 9033         | 9/25/03          | \$127,251         | QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO |
| 001             | 072006       | 9040         | 8/24/05          | \$229,836         | NO MARKET EXPOSURE                              |
| 001             | 072006       | 9042         | 6/2/04           | \$35,311          | IMP COUNT; QCD; PARTIAL INTEREST; DOR RATIO     |
| 001             | 072006       | 9075         | 5/18/05          | \$508,000         | ACTIVE PERMIT BEFORE SALE>25K                   |
| 001             | 072006       | 9075         | 9/30/03          | \$399,950         | RELOCATION - SALE BY SERVICE                    |
| 001             | 072006       | 9075         | 9/30/03          | \$399,950         | RELOCATION - SALE TO SERVICE                    |
| 001             | 072007       | 9037         | 6/10/05          | \$470,000         | OBSOLESCENCE                                    |
| 001             | 082006       | 9078         | 11/24/04         | \$170,000         | OPEN SPACE AFTER SALE; %COMP; DOR RATIO         |
| 001             | 082007       | 9007         | 4/4/03           | \$112,437         | DOR RATIO                                       |
| 001             | 082007       | 9008         | 5/12/03          | \$415,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 082007       | 9028         | 4/14/04          | \$1,000           | EASEMENT OR RIGHT-OF-WAY; DOR RATIO             |
| 001             | 082007       | 9029         | 6/11/03          | \$249,950         | OPEN SPACE DESIGN CONTINUED AFTER SALE          |
| 001             | 082007       | 9048         | 9/22/04          | \$360,000         | OPEN SPACE                                      |
| 001             | 082007       | 9053         | 5/12/04          | \$240,000         | CURRENT DATA DOES NOT REFLECT SALES DATA        |
| 001             | 082007       | 9053         | 2/1/05           | \$467,500         | DATA DOES NOT REFLECT REMODEL BEFORE SALE       |
| 001             | 082007       | 9087         | 3/26/04          | \$120,000         | NO MARKET EXPOSURE                              |
| 001             | 092006       | 9020         | 9/12/03          | \$289,500         | NON-REPRESENTATIVE SALE                         |
| 001             | 092006       | 9031         | 1/14/04          | \$100,000         | NON-REPRESENTATIVE SALE; STATEMENT TO DOR       |

**Improved Sales Removed from this Annual Update Analysis**

**Area 40**

**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                              |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 001             | 092006       | 9080         | 3/13/03          | \$120,000         | DOR RATIO                                    |
| 001             | 102006       | 9015         | 4/27/04          | \$450,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 102006       | 9061         | 4/21/04          | \$800,000         | LACK OF REPRESENTATION OF GRADE 11'S         |
| 001             | 112006       | 9014         | 11/1/04          | \$332,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 112006       | 9053         | 8/20/03          | \$475,000         | 1031 TRADE                                   |
| 001             | 122006       | 9069         | 1/24/05          | \$200,000         | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 001             | 122006       | 9096         | 7/20/04          | \$327,000         | OBSOLESCENCE                                 |
| 001             | 132006       | 9007         | 5/29/03          | \$900,000         | IMP COUNT; OPEN SPACE; MOBILE HOME           |
| 001             | 132006       | 9103         | 11/20/03         | \$1,117,200       | PERS MH;OPEN SPACE DESIGN CONT AFTER SALE    |
| 001             | 132006       | 9103         | 9/22/05          | \$815,500         | PERS MH;OPEN SPACE DESIGN CONT AFTER SALE    |
| 001             | 142006       | 9001         | 3/24/04          | \$900,000         | OPEN SPACE CONT AFTER SALE; STMT TO DOR      |
| 001             | 142006       | 9122         | 6/21/04          | \$525,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 142240       | 0090         | 5/22/03          | \$242,000         | DIAGNOSTIC OUTLIER                           |
| 001             | 142240       | 0200         | 5/9/03           | \$318,000         | RELOCATION - SALE BY SERVICE                 |
| 001             | 142240       | 0200         | 5/9/03           | \$318,000         | RELOCATION - SALE TO SERVICE                 |
| 001             | 152006       | 9013         | 1/26/05          | \$232,500         | IMP COUNT                                    |
| 001             | 152006       | 9029         | 10/28/05         | \$11,600          | DOR RATIO                                    |
| 001             | 152006       | 9031         | 1/21/05          | \$300,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 001             | 152006       | 9033         | 4/9/04           | \$436,500         | TIMBER AND FOREST LAND;OPEN SPACE            |
| 001             | 152006       | 9038         | 11/11/05         | \$40,400          | DOR RATIO; OPEN SPACE                        |
| 001             | 162006       | 9074         | 4/29/04          | \$455,000         | PERSONAL MOBILE HOME                         |
| 001             | 172006       | 9022         | 1/27/03          | \$365,000         | NO MARKET EXPOSURE                           |
| 001             | 172006       | 9128         | 9/1/05           | \$375,000         | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 001             | 172007       | 9006         | 1/23/03          | \$265,000         | DIAGNOSTIC OUTLIER                           |
| 001             | 182006       | 9038         | 11/11/04         | \$370,000         | NON-REPRESENTATIVE SALE                      |
| 001             | 182006       | 9056         | 5/5/05           | \$215,250         | RELATED PARTY,FRIEND, NEIGHBOR; STMT TO DOR  |
| 001             | 182006       | 9057         | 3/10/04          | \$1,560           | NO MARKET EXPOSURE DOR RATIO                 |
| 001             | 182006       | 9073         | 6/12/03          | \$1,000,000       | IMP COUNT; OPEN SPACE DESIGNATION            |
| 001             | 182007       | 9069         | 6/27/03          | \$467,500         | TIMBER AND FOREST LAND; OPEN SPACE           |
| 001             | 192006       | 9046         | 6/25/03          | \$398,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 202006       | 9027         | 1/31/05          | \$410,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 202006       | 9031         | 1/30/04          | \$390,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 212006       | 9021         | 4/16/04          | \$468,500         | OPEN SPACE DESIGN CONTINUED AFTER SALE       |
| 001             | 212006       | 9044         | 11/21/03         | \$77,317          | QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO  |
| 001             | 222006       | 9037         | 1/20/03          | \$116,500         | DIAGNOSTIC OUTLIER                           |
| 001             | 222006       | 9082         | 9/6/05           | \$150,000         | LACK OF REPRESENTATION FOR POOR CONDITION    |
| 001             | 222006       | 9178         | 12/8/03          | \$217,000         | QUIT CLAIM DEED; PARTIAL INTEREST            |
| 001             | 222006       | 9184         | 9/7/04           | \$184,000         | EXEMPT FROM EXCISE TAX                       |
| 001             | 235960       | 0040         | 1/24/05          | \$143,750         | RELATED PARTY; ACTIVE PERMIT BEFORE SALE>25K |
| 001             | 272006       | 9027         | 6/15/05          | \$366,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 001             | 272006       | 9071         | 10/17/03         | \$291,500         | OPEN SPACE DESIGN CONTINUE D AFTER SALE      |
| 001             | 282006       | 9020         | 7/28/03          | \$395,000         | OPEN SPACE CONTINUED AFTER SALE; UNFIN AREA  |
| 001             | 282106       | 9023         | 10/4/05          | \$40,000          | OBSOLESCENCE; DOR RATIO                      |
| 001             | 282106       | 9041         | 3/19/03          | \$42,000          | DOR RATIO                                    |
| 001             | 292106       | 9110         | 7/20/03          | \$139,500         | % COMP.; DOR RATIO                           |

***Improved Sales Removed from this Annual Update Analysis***

**Area 40**

**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 001             | 312007       | 9024         | 7/18/05          | \$260,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 001             | 312007       | 9033         | 7/2/04           | \$132,200         | NON-REPRESENTATIVE SALE                     |
| 001             | 312007       | 9036         | 6/24/03          | \$261,000         | EXEMPT FROM EXCISE TAX                      |
| 001             | 312007       | 9063         | 8/14/03          | \$368,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 001             | 312106       | 9020         | 2/24/05          | \$262,373         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 001             | 312106       | 9049         | 5/10/04          | \$185,000         | NO MARKET EXPOSURE                          |
| 001             | 312106       | 9052         | 2/3/03           | \$270,950         | UNFIN AREA                                  |
| 001             | 312106       | 9070         | 7/22/03          | \$207,500         | RELOCATION - SALE BY SERVICE                |
| 001             | 312106       | 9070         | 6/24/03          | \$207,500         | RELOCATION - SALE TO SERVICE                |
| 001             | 322106       | 9005         | 3/3/03           | \$495,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE      |
| 001             | 322106       | 9014         | 5/28/03          | \$305,000         | LACK OF REPRESENTATION FOR GRADE 4'S        |
| 001             | 322106       | 9039         | 9/9/03           | \$398,950         | RELOCATION - SALE BY SERVICE                |
| 001             | 322106       | 9039         | 8/22/03          | \$398,950         | RELOCATION - SALE TO SERVICE                |
| 001             | 322106       | 9054         | 6/6/03           | \$130,000         | DOR RATIO                                   |
| 001             | 342006       | 9028         | 11/17/04         | \$133,452         | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 001             | 342006       | 9030         | 9/7/04           | \$304,000         | OBSOLESCENCE                                |
| 001             | 342006       | 9033         | 5/26/05          | \$330,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 342006       | 9060         | 7/30/04          | \$550,000         | OBSOLESCENCE                                |
| 001             | 342006       | 9066         | 10/1/03          | \$163,000         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX   |
| 001             | 342006       | 9076         | 4/26/04          | \$305,051         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX   |
| 001             | 342106       | 9141         | 9/23/03          | \$105,000         | DOR RATIO                                   |
| 001             | 342106       | 9149         | 12/31/03         | \$110,000         | DOR RATIO                                   |
| 001             | 342106       | 9161         | 6/23/05          | \$320,000         | UNFIN AREA                                  |
| 001             | 352006       | 9019         | 8/18/04          | \$277,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 352006       | 9036         | 8/12/05          | \$284,612         | QUIT CLAIM DEED                             |
| 001             | 352006       | 9046         | 2/3/03           | \$163,500         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 352006       | 9055         | 5/20/03          | \$92,000          | DOR RATIO                                   |
| 001             | 352106       | 9001         | 9/20/05          | \$225,000         | MULTI-PARCEL SALE                           |
| 001             | 352106       | 9015         | 5/30/03          | \$319,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 352106       | 9016         | 7/9/03           | \$938,000         | LACK OF REPRESENTATION OF GRADE 11'S        |
| 001             | 352106       | 9056         | 9/1/04           | \$412,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE      |
| 001             | 362006       | 9030         | 12/2/03          | \$145,825         | OPEN SPACE DESIGN CONTINUED AFTER SALE      |
| 001             | 362106       | 9050         | 10/14/05         | \$800,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE      |
| 001             | 571140       | 0010         | 11/3/05          | \$242,000         | CURRENT DATA DOES NOT REFLECT SALES DATA    |
| 001             | 571140       | 0030         | 9/7/04           | \$167,450         | OBSOLESCENCE                                |
| 001             | 571140       | 0030         | 3/13/03          | \$147,000         | OBSOLESCENCE                                |
| 001             | 605500       | 0020         | 6/12/03          | \$75,000          | BUILDER OR DEVELOPER SALES; DOR RATIO       |
| 001             | 605500       | 0100         | 1/14/05          | \$245,000         | IMP COUNT                                   |
| 001             | 605500       | 0240         | 12/18/03         | \$123,000         | % COMP.; DOR RATIO                          |
| 001             | 606100       | 0070         | 5/31/05          | \$320,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 001             | 606100       | 0080         | 5/27/03          | \$190,000         | NO MARKET EXPOSURE; NON-REP SALE            |
| 001             | 642700       | 0003         | 12/15/03         | \$215,000         | ESTATE ADMIN;RELATED PARTY,FRIEND,NEIGHBOR  |
| 001             | 681770       | 0040         | 7/12/05          | \$337,500         | PREV LAND<=25K                              |
| 001             | 681783       | 0040         | 8/4/03           | \$817,189         | LACK OF REPRESENTATION OF GRADE 11'S        |
| 001             | 713580       | 0090         | 5/7/03           | \$50,000          | RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO    |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 001             | 721550       | 0221         | 3/30/04          | \$143,000         | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 001             | 732770       | 0030         | 4/12/04          | \$528,980         | OPEN SPACE                                  |
| 001             | 932610       | 0070         | 4/22/03          | \$114,200         | DIAGNOSTIC OUTLIER                          |
| 001             | 941340       | 0030         | 8/29/03          | \$20,000          | DOR RATIO                                   |
| 001             | 941340       | 0080         | 6/21/05          | \$256,500         | UNFIN AREA                                  |
| 001             | 941340       | 0095         | 5/12/05          | \$365,000         | CURRENT DATA DOES NOT REFLECT SALES DATA    |
| 009             | 032107       | 9032         | 6/7/05           | \$454,000         | QUESTIONABLE PER SALES IDENTIFICATION       |
| 009             | 032107       | 9090         | 6/3/03           | \$180,000         | DOR RATIO; OPEN SPACE                       |
| 009             | 042107       | 9089         | 7/13/04          | \$110,000         | DOR RATIO                                   |
| 009             | 042107       | 9108         | 6/22/04          | \$245,000         | UNFIN AREA                                  |
| 009             | 042107       | 9109         | 7/29/05          | \$172,500         | BANKRUPTCY - TRUSTEE; STMT TO DOR           |
| 009             | 042107       | 9145         | 8/4/03           | \$114,000         | DOR RATIO                                   |
| 009             | 042107       | 9173         | 1/13/05          | \$302,350         | NON-REPRESENTATIVE SALE                     |
| 009             | 042107       | 9181         | 4/27/04          | \$105,000         | DOR RATIO                                   |
| 009             | 052107       | 9009         | 5/16/03          | \$114,000         | TIMBER AND FOREST LAND; DOR RATIO           |
| 009             | 082107       | 9071         | 10/14/05         | \$164,500         | OBSOLESCENCE                                |
| 009             | 092107       | 9027         | 5/19/03          | \$120,000         | DOR RATIO; OPEN SPACE                       |
| 009             | 102107       | 9002         | 3/23/04          | \$170,000         | NO MARKET EXPOSURE; STATEMENT TO DOR        |
| 009             | 102107       | 9019         | 7/12/04          | \$75,000          | RELATED PARTY,FRIEND, NEIGHBOR; DOR RATIO   |
| 009             | 102107       | 9040         | 4/22/04          | \$85,000          | QUIT CLAIM DEED; DOR RATIO                  |
| 009             | 102107       | 9040         | 4/7/04           | \$77,000          | QUIT CLAIM DEED; DOR RATIO                  |
| 009             | 102107       | 9043         | 9/9/05           | \$135,000         | LACK OF REPRESENTATION FOR POOR CONDITION   |
| 009             | 102107       | 9097         | 3/26/03          | \$151,790         | EXEMPT FROM EXCISE TAX                      |
| 009             | 102107       | 9138         | 8/2/04           | \$236,000         | OBSOLESCENCE                                |
| 009             | 102107       | 9147         | 9/24/04          | \$120,000         | SEG AND/OR MERGER; PREV LAND<=25K           |
| 009             | 122107       | 9026         | 11/25/03         | \$90,000          | DOR RATIO                                   |
| 009             | 142107       | 9098         | 5/2/03           | \$115,690         | MOBILE HOME; DOR RATIO                      |
| 009             | 187140       | 0335         | 4/12/05          | \$195,950         | % NET CONDITION                             |
| 009             | 187140       | 0495         | 8/3/04           | \$119,950         | % NET CONDITION                             |
| 009             | 187140       | 0680         | 5/6/05           | \$120,000         | NON-REPRESENTATIVE SALE                     |
| 009             | 202107       | 9019         | 4/21/04          | \$215,000         | UNFIN AREA                                  |
| 009             | 240880       | 0010         | 6/24/03          | \$225,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 009             | 240880       | 0120         | 4/14/03          | \$272,500         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009             | 240880       | 0231         | 10/20/05         | \$260,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009             | 262207       | 9032         | 4/29/03          | \$145,000         | DIAGNOSTIC OUTLIER                          |
| 009             | 262207       | 9037         | 7/29/03          | \$60,000          | ESTATE ADMIN, GUARDIAN, EXECUTOR; DOR RATIO |
| 009             | 262207       | 9039         | 3/25/05          | \$92,412          | QCD; PARTIAL INTEREST; DOR RATIO            |
| 009             | 262207       | 9052         | 4/5/04           | \$147,000         | NO MARKET EXPOSURE                          |
| 009             | 262207       | 9058         | 6/23/03          | \$50,000          | DOR RATIO                                   |
| 009             | 262207       | 9120         | 5/12/03          | \$307,000         | OPEN SPACE DESIGN CONTINUED AFTER SALE      |
| 009             | 262207       | 9137         | 8/11/04          | \$183,100         | GOVERNMENT AGENCY; QUIT CLAIM DEED          |
| 009             | 262207       | 9151         | 3/24/03          | \$307,700         | UNFIN AREA                                  |
| 009             | 262207       | 9152         | 9/7/05           | \$50,281          | QCD; RELATED PARTY,FRIEND,NBR; UNFIN AREA   |
| 009             | 322107       | 9027         | 9/2/03           | \$70,000          | DOR RATIO                                   |
| 009             | 322107       | 9130         | 8/3/04           | \$93,000          | DOR RATIO                                   |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                            |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 009             | 322107       | 9168         | 8/3/04           | \$90,000          | DOR RATIO                                  |
| 009             | 322107       | 9181         | 7/29/03          | \$320,000         | DIAGNOSTIC OUTLIER                         |
| 009             | 322207       | 9009         | 8/5/04           | \$395,000         | RELOCATION - SALE TO SERVICE               |
| 009             | 322207       | 9108         | 9/13/05          | \$213,703         | RELATED PARTY, FRIEND, OR NEIGHBOR         |
| 009             | 322207       | 9117         | 7/28/05          | \$385,000         | RELATED PARTY,FRIEND, NEIGHBOR; UNFIN AREA |
| 009             | 322207       | 9124         | 8/10/05          | \$350,000         | IMP COUNT                                  |
| 009             | 322207       | 9136         | 3/24/03          | \$204,950         | QUESTIONABLE IMP DATA                      |
| 009             | 332107       | 9001         | 7/16/05          | \$100,000         | TIMBER AND FOREST LAND; MULTI-PARCEL SALE  |
| 009             | 332107       | 9004         | 7/28/03          | \$135,000         | DOR RATIO                                  |
| 009             | 332107       | 9072         | 7/25/03          | \$141,500         | DOR RATIO                                  |
| 009             | 342107       | 9060         | 12/19/03         | \$119,172         | DIAGNOSTIC OUTLIER                         |
| 009             | 342207       | 9064         | 10/14/03         | \$130,000         | DOR RATIO                                  |
| 009             | 352207       | 9023         | 6/12/03          | \$109,321         | RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO   |
| 009             | 405800       | 0080         | 7/25/05          | \$425,000         | DATA DOES NOT REFLECT REMODEL BEFORE SALE  |
| 009             | 405800       | 0080         | 3/24/04          | \$240,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE    |
| 009             | 410200       | 0125         | 5/27/05          | \$260,000         | OBSOLESCENCE                               |
| 009             | 410200       | 0125         | 9/24/03          | \$165,000         | OBSOLESCENCE                               |
| 009             | 410200       | 0135         | 10/27/05         | \$180,000         | PREV IMP<=25K                              |
| 009             | 410200       | 0140         | 12/22/05         | \$222,250         | PREV IMP<=25K                              |
| 009             | 712340       | 0110         | 9/16/04          | \$150,767         | LACK OF REPRESENTATION FOR GRADE 4'S       |
| 009             | 712340       | 0115         | 8/6/03           | \$126,500         | DIAGNOSTIC OUTLIER                         |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 40**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 1               | 012006       | 9009         | 09/22/03         | \$110,000         | 782990          | N           | N                  |
| 1               | 012006       | 9009         | 03/07/05         | \$160,000         | 782990          | Y           | N                  |
| 1               | 022006       | 9002         | 05/30/03         | \$220,000         | 1286326         | Y           | N                  |
| 1               | 022006       | 9029         | 07/30/03         | \$140,000         | 527076          | Y           | N                  |
| 1               | 022006       | 9087         | 12/07/05         | \$135,000         | 143748          | Y           | N                  |
| 1               | 022006       | 9117         | 10/10/05         | \$189,000         | 69300           | Y           | N                  |
| 1               | 032006       | 9086         | 02/11/03         | \$75,000          | 23250           | N           | N                  |
| 1               | 041909       | 9024         | 06/16/03         | \$80,000          | 111906          | Y           | N                  |
| 1               | 041909       | 9031         | 10/05/04         | \$10,000          | 6000            | N           | N                  |
| 1               | 042006       | 9004         | 12/27/04         | \$158,750         | 217800          | Y           | N                  |
| 1               | 052006       | 9004         | 07/18/05         | \$190,000         | 648796          | N           | N                  |
| 1               | 052006       | 9059         | 08/12/03         | \$159,000         | 409464          | Y           | N                  |
| 1               | 052006       | 9059         | 10/24/05         | \$225,000         | 409464          | Y           | N                  |
| 1               | 052007       | 9013         | 03/23/04         | \$85,000          | 493535          | Y           | N                  |
| 1               | 052007       | 9021         | 12/14/04         | \$105,000         | 231549          | Y           | N                  |
| 1               | 052007       | 9041         | 11/19/05         | \$100,000         | 68757           | N           | N                  |
| 1               | 052007       | 9101         | 11/03/05         | \$159,000         | 108900          | N           | N                  |
| 1               | 061907       | 9034         | 09/04/03         | \$109,000         | 557132          | Y           | N                  |
| 1               | 062006       | 9017         | 04/14/05         | \$328,950         | 1768536         | Y           | N                  |
| 1               | 062006       | 9086         | 03/01/05         | \$108,500         | 53143           | Y           | N                  |
| 1               | 062007       | 9008         | 05/24/04         | \$188,000         | 456073          | N           | N                  |
| 1               | 062007       | 9062         | 04/09/04         | \$223,000         | 549292          | N           | N                  |
| 1               | 072006       | 9030         | 01/02/03         | \$138,500         | 181645          | Y           | N                  |
| 1               | 082006       | 9072         | 02/08/05         | \$150,950         | 341946          | Y           | N                  |
| 1               | 082007       | 9081         | 08/18/05         | \$154,000         | 217800          | Y           | N                  |
| 1               | 082007       | 9120         | 04/01/03         | \$127,500         | 217800          | N           | N                  |
| 1               | 092006       | 9104         | 11/03/05         | \$550,000         | 1764616         | Y           | N                  |
| 1               | 092006       | 9122         | 02/18/03         | \$100,000         | 42530           | Y           | N                  |
| 1               | 112006       | 9023         | 11/24/03         | \$195,000         | 416433          | Y           | N                  |
| 1               | 122006       | 9012         | 01/06/05         | \$55,000          | 229561          | Y           | N                  |
| 1               | 122006       | 9020         | 12/31/03         | \$349,000         | 1677060         | Y           | N                  |
| 1               | 122006       | 9056         | 01/06/05         | \$117,000         | 217800          | Y           | N                  |
| 1               | 122006       | 9071         | 10/26/04         | \$128,500         | 189486          | Y           | N                  |
| 1               | 122006       | 9109         | 02/05/04         | \$90,000          | 39600           | Y           | N                  |
| 1               | 132006       | 9097         | 05/27/03         | \$55,000          | 17465           | Y           | N                  |
| 1               | 142240       | 0030         | 08/24/05         | \$35,000          | 55321           | N           | N                  |
| 1               | 144330       | 0110         | 10/26/04         | \$86,300          | 58370           | Y           | N                  |
| 1               | 152006       | 9008         | 12/22/03         | \$170,000         | 426888          | Y           | N                  |
| 1               | 202006       | 9014         | 11/07/03         | \$175,000         | 1722362         | Y           | N                  |
| 1               | 212006       | 9082         | 06/14/04         | \$130,000         | 409899          | Y           | N                  |
| 1               | 262106       | 9017         | 12/15/03         | \$88,000          | 107157          | Y           | N                  |
| 1               | 262106       | 9042         | 06/09/04         | \$130,000         | 107157          | N           | N                  |
| 1               | 262106       | 9043         | 04/15/05         | \$150,000         | 92347           | N           | N                  |
| 1               | 272006       | 9006         | 02/15/05         | \$200,000         | 210394          | Y           | N                  |
| 1               | 282006       | 9007         | 02/18/04         | \$165,000         | 127195          | Y           | N                  |
| 1               | 282006       | 9063         | 02/18/04         | \$35,000          | 167706          | Y           | N                  |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 40**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 1               | 282106       | 9033         | 05/08/03         | \$90,000          | 99316           | N           | N                  |
| 1               | 282106       | 9037         | 08/30/04         | \$116,000         | 329749          | N           | N                  |
| 1               | 312007       | 9070         | 03/15/04         | \$89,950          | 36580           | N           | N                  |
| 1               | 312007       | 9075         | 3/2/05           | \$150,000         | 130680          | N           | N                  |
| 1               | 312007       | 9084         | 06/17/05         | \$20,000          | 18000           | N           | N                  |
| 1               | 312007       | 9125         | 08/31/04         | \$200,000         | 217800          | Y           | N                  |
| 1               | 312107       | 9045         | 12/29/04         | \$265,000         | 430372          | N           | N                  |
| 1               | 322007       | 9023         | 08/13/04         | \$125,000         | 113256          | Y           | N                  |
| 1               | 322106       | 9093         | 06/28/05         | \$190,500         | 429501          | Y           | N                  |
| 1               | 332106       | 9008         | 02/28/05         | \$199,000         | 797148          | N           | N                  |
| 1               | 342006       | 9058         | 10/27/05         | \$35,000          | 17729           | Y           | N                  |
| 1               | 342106       | 9127         | 06/07/04         | \$105,000         | 40980           | N           | N                  |
| 1               | 342106       | 9128         | 06/07/04         | \$105,000         | 40666           | N           | N                  |
| 1               | 342106       | 9143         | 06/07/04         | \$105,000         | 40800           | N           | N                  |
| 1               | 342106       | 9150         | 12/08/04         | \$112,500         | 96703           | N           | N                  |
| 1               | 352106       | 9005         | 07/25/05         | \$174,403         | 182755          | N           | N                  |
| 1               | 352106       | 9122         | 12/07/05         | \$99,950          | 601575          | N           | N                  |
| 1               | 362106       | 9068         | 10/12/05         | \$418,000         | 280090          | Y           | N                  |
| 1               | 605500       | 0010         | 05/30/04         | \$80,000          | 35512           | Y           | N                  |
| 1               | 605500       | 0010         | 08/10/05         | \$139,900         | 35512           | Y           | N                  |
| 1               | 605500       | 0380         | 07/28/04         | \$81,000          | 35219           | Y           | N                  |
| 1               | 642700       | 0400         | 12/24/04         | \$130,000         | 42148           | Y           | N                  |
| 1               | 642700       | 0410         | 06/15/04         | \$135,000         | 48801           | N           | N                  |
| 1               | 642700       | 0420         | 11/21/03         | \$135,000         | 46361           | N           | N                  |
| 1               | 732770       | 0011         | 04/22/04         | \$72,000          | 227383          | N           | N                  |
| 1               | 941340       | 0050         | 12/07/04         | \$31,000          | 9750            | Y           | Y                  |
| 9               | 032107       | 9065         | 07/15/05         | \$160,000         | 434293          | N           | N                  |
| 9               | 032107       | 9073         | 08/04/03         | \$165,000         | 609404          | N           | N                  |
| 9               | 032107       | 9078         | 01/05/05         | \$124,000         | 298822          | N           | N                  |
| 9               | 032107       | 9086         | 10/05/04         | \$215,000         | 871200          | Y           | N                  |
| 9               | 032107       | 9088         | 10/05/04         | \$210,000         | 874249          | Y           | N                  |
| 9               | 042107       | 9046         | 07/30/04         | \$80,000          | 53143           | N           | N                  |
| 9               | 042107       | 9079         | 03/01/05         | \$112,500         | 101494          | Y           | N                  |
| 9               | 042107       | 9173         | 03/03/04         | \$70,000          | 59294           | N           | N                  |
| 9               | 082107       | 9006         | 02/28/05         | \$65,000          | 435600          | N           | N                  |
| 9               | 082107       | 9037         | 03/25/04         | \$76,000          | 77972           | N           | N                  |
| 9               | 082107       | 9094         | 02/07/05         | \$42,000          | 46609           | N           | N                  |
| 9               | 082107       | 9101         | 04/27/05         | \$209,000         | 250034          | N           | N                  |
| 9               | 082107       | 9102         | 10/24/05         | \$245,000         | 213073          | N           | N                  |
| 9               | 082107       | 9103         | 11/08/05         | \$265,000         | 255392          | N           | N                  |
| 9               | 122107       | 9030         | 10/05/04         | \$38,000          | 118483          | N           | N                  |
| 9               | 122107       | 9054         | 08/12/03         | \$55,000          | 108464          | N           | N                  |
| 9               | 132107       | 9034         | 09/02/05         | \$86,300          | 70131           | Y           | Y                  |
| 9               | 132107       | 9037         | 08/04/03         | \$70,000          | 56628           | Y           | Y                  |
| 9               | 142107       | 9012         | 10/14/04         | \$60,000          | 1302327         | Y           | N                  |
| 9               | 142107       | 9090         | 05/17/05         | \$6,000           | 15500           | N           | Y                  |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 40**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 9               | 142107       | 9093         | 12/31/04         | \$100,000         | 219229          | Y           | N                  |
| 9               | 222107       | 9018         | 11/04/04         | \$105,000         | 348480          | N           | N                  |
| 9               | 262207       | 9095         | 11/30/05         | \$69,000          | 23522           | N           | N                  |
| 9               | 262207       | 9169         | 10/24/05         | \$184,900         | 217800          | N           | N                  |
| 9               | 282107       | 9109         | 05/20/05         | \$140,000         | 140895          | N           | N                  |
| 9               | 282207       | 9051         | 12/05/05         | \$115,000         | 87581           | N           | N                  |
| 9               | 292107       | 9066         | 06/28/05         | \$150,000         | 261796          | N           | N                  |
| 9               | 292107       | 9095         | 09/10/04         | \$145,000         | 212573          | N           | N                  |
| 9               | 292107       | 9097         | 03/11/05         | \$140,000         | 175111          | N           | N                  |
| 9               | 322107       | 9111         | 04/18/05         | \$135,000         | 216057          | N           | N                  |
| 9               | 322207       | 9109         | 04/15/05         | \$126,000         | 45738           | N           | N                  |
| 9               | 322207       | 9167         | 03/18/05         | \$225,000         | 212568          | Y           | N                  |
| 9               | 332107       | 9073         | 11/10/04         | \$115,000         | 137649          | N           | N                  |
| 9               | 342107       | 9025         | 08/19/04         | \$22,500          | 51400           | Y           | Y                  |
| 9               | 342107       | 9052         | 08/20/04         | \$18,000          | 7015            | N           | N                  |
| 9               | 342107       | 9078         | 09/21/05         | \$103,000         | 246950          | N           | N                  |
| 9               | 342207       | 9028         | 09/29/05         | \$126,000         | 98010           | N           | N                  |
| 9               | 342207       | 9033         | 05/17/05         | \$60,000          | 108028          | N           | N                  |
| 9               | 342207       | 9042         | 02/21/04         | \$68,000          | 98881           | N           | N                  |
| 9               | 342207       | 9079         | 08/01/05         | \$150,000         | 221284          | N           | N                  |
| 9               | 352207       | 9025         | 10/21/04         | \$197,500         | 419130          | N           | N                  |
| 9               | 352207       | 9026         | 11/10/05         | \$106,000         | 198210          | N           | N                  |
| 9               | 352207       | 9029         | 09/01/04         | \$155,000         | 261365          | N           | N                  |
| 9               | 352207       | 9029         | 10/21/04         | \$155,000         | 261365          | N           | N                  |
| 9               | 352207       | 9030         | 10/21/04         | \$133,000         | 261361          | N           | N                  |
| 9               | 352207       | 9032         | 08/12/04         | \$165,000         | 239157          | N           | N                  |
| 9               | 352207       | 9035         | 10/11/04         | \$190,000         | 201223          | N           | N                  |
| 9               | 352207       | 9036         | 10/26/05         | \$235,000         | 200409          | N           | N                  |
| 9               | 410200       | 0090         | 10/03/03         | \$57,000          | 24597           | Y           | Y                  |
| 9               | 800860       | 0015         | 05/17/04         | \$60,000          | 18602           | Y           | Y                  |

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 40**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 1               | 051907       | 9023         | 1/18/05          | \$49,000          | GOR RATIO                                   |
| 1               | 052006       | 9067         | 8/1/03           | \$125,000         | NO MARKET EXPOSURE                          |
| 1               | 052007       | 9027         | 3/24/04          | \$220,000         | ESTATE ADMIN, EXECUTOR; SEG AND/OR MERGER   |
| 1               | 052007       | 9080         | 3/24/05          | \$165,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 056150       | 0160         | 6/5/03           | \$22,500          | QUIT CLAIM DEED                             |
| 1               | 056150       | 0160         | 10/25/04         | \$32,500          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 1               | 062007       | 9003         | 5/6/04           | \$119,950         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1               | 062007       | 9021         | 4/30/03          | \$1,023           | CORPORATE AFFILIATES; QUIT CLAIM DEED       |
| 1               | 062007       | 9021         | 8/8/03           | \$1,023           | QUIT CLAIM DEED                             |
| 1               | 062007       | 9041         | 1/6/05           | \$55,000          | GOR RATIO                                   |
| 1               | 072006       | 9084         | 1/29/04          | \$250,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 072007       | 9075         | 8/25/04          | \$250,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 082006       | 9018         | 6/27/05          | \$285,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 082007       | 9006         | 12/31/03         | \$1,000           | EASEMENT OR RIGHT-OF-WAY                    |
| 1               | 082007       | 9026         | 9/8/05           | \$700,000         | MULTI-PARCEL SALE                           |
| 1               | 092006       | 9121         | 2/27/03          | \$110,000         | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX     |
| 1               | 092006       | 9121         | 2/26/03          | \$110,000         | EXEMPT FROM EXCISE TAX                      |
| 1               | 112006       | 9034         | 3/7/05           | \$275,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 112006       | 9051         | 8/26/03          | \$99,950          | NO MARKET EXPOSURE                          |
| 1               | 112006       | 9051         | 12/21/04         | \$107,060         | LAND CHAR DO NOT MATCH SALE CHAR.           |
| 1               | 142006       | 9086         | 7/1/05           | \$29,000          | GOVERNMENT AGENCY                           |
| 1               | 162006       | 9087         | 12/9/04          | \$185,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 162006       | 9100         | 6/11/04          | \$6,606           | ESTATE ADMIN; EXEMPT FROM EXCISE TAX        |
| 1               | 162007       | 9007         | 12/2/04          | \$160,000         | TIMBER AND FOREST LAND                      |
| 1               | 212006       | 9027         | 2/1/05           | \$90,000          | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 212006       | 9101         | 2/6/04           | \$32,000          | GOR RATIO                                   |
| 1               | 222006       | 9135         | 2/12/03          | \$60,000          | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX   |
| 1               | 312106       | 9107         | 5/24/05          | \$20,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 1               | 342106       | 9127         | 3/4/05           | \$499,950         | IMP CHAR. NOT PICKED UP                     |
| 1               | 342106       | 9128         | 5/19/05          | \$509,950         | IMP CHAR. NOT PICKED UP                     |
| 1               | 352106       | 9005         | 3/12/03          | \$140,000         | CONTRACT OR CASH SALE; ESTATE ADMIN.        |
| 1               | 352106       | 9021         | 5/30/03          | \$154,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1               | 362006       | 9038         | 2/3/05           | \$56,500          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 1               | 362106       | 9069         | 1/5/05           | \$516,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 605500       | 0380         | 3/13/03          | \$55,000          | CHAR. CHANGED SINCE SALE                    |
| 1               | 721550       | 0300         | 12/19/05         | \$24,000          | GOR RATIO                                   |
| 1               | 732770       | 0020         | 6/4/04           | \$320,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 1               | 732771       | 0100         | 4/8/03           | \$69,000          | NO MARKET EXPOSURE; GOVERNMENT AGENCY       |
| 9               | 042107       | 9017         | 10/10/05         | \$480,675         | PURCHASED WITH PLAT APPROVAL FOR 4 LOTS     |
| 9               | 042107       | 9046         | 3/1/05           | \$369,950         | IMP CHAR. NOT PICKED UP                     |
| 9               | 042107       | 9051         | 6/3/03           | \$8,500           | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX   |
| 9               | 052107       | 9027         | 7/7/05           | \$202,000         | TIMBER AND FOREST LAND                      |
| 9               | 082107       | 9066         | 9/30/04          | \$13,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 082107       | 9072         | 1/14/03          | \$34,500          | NO MARKET EXPOSURE                          |
| 9               | 082107       | 9100         | 12/21/04         | \$185,000         | NO MARKET EXPOSURE                          |
| 9               | 102107       | 9074         | 2/15/03          | \$12,000          | NO MARKET EXPOSURE                          |
| 9               | 102107       | 9116         | 7/2/03           | \$153,440         | EXEMPT FROM EXCISE TAX                      |
| 9               | 102107       | 9144         | 8/6/04           | \$25,000          | SEG AND/OR MERGER; LEASE/LEASE-HOLD         |

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 40**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 9               | 102107       | 9145         | 8/13/04          | \$25,000          | SEG AND/OR MERGER; LEASE/LEASE-HOLD         |
| 9               | 102107       | 9146         | 3/23/05          | \$25,000          | SEGREGATION AND/OR MERGER; RESIDUAL SALES   |
| 9               | 112107       | 9041         | 4/11/05          | \$99,500          | GOVERNMENT AGENCY                           |
| 9               | 112107       | 9045         | 9/24/03          | \$110,000         | GOVERNMENT AGENCY                           |
| 9               | 142107       | 9024         | 4/11/05          | \$140,000         | GOVERNMENT AGENCY                           |
| 9               | 142107       | 9026         | 6/26/04          | \$10,000          | DOR RATIO                                   |
| 9               | 142107       | 9083         | 10/14/04         | \$47,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 222107       | 9017         | 2/11/04          | \$39,900          | QUIT CLAIM DEED                             |
| 9               | 222107       | 9017         | 11/4/04          | \$5,000           | QUIT CLAIM DEED                             |
| 9               | 222107       | 9018         | 8/12/03          | \$2,500           | QUIT CLAIM DEED                             |
| 9               | 240880       | 0500         | 6/22/04          | \$95,203          | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 9               | 262207       | 9191         | 4/18/05          | \$145,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 9               | 262207       | 9193         | 4/15/04          | \$165,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE        |
| 9               | 302107       | 9042         | 4/22/05          | \$5,750,000       | TIMBER AND FOREST LAND; MULTI-PARCEL SALE   |
| 9               | 322107       | 9009         | 1/7/04           | \$1,000           | QUIT CLAIM DEED; \$1,000 SALE OR LESS       |
| 9               | 332107       | 9020         | 5/27/03          | \$10,000          | QUIT CLAIM DEED                             |
| 9               | 342107       | 9029         | 8/19/04          | \$19,500          | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 9               | 342107       | 9054         | 10/28/03         | \$10,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 342107       | 9058         | 3/17/05          | \$14,000          | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 9               | 342207       | 9038         | 3/29/05          | \$70,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 342207       | 9040         | 9/1/04           | \$50,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 342207       | 9049         | 11/22/04         | \$28,500          | NO MARKET EXPOSURE                          |
| 9               | 342207       | 9056         | 11/22/04         | \$28,500          | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 9               | 342207       | 9079         | 6/11/04          | \$115,000         | MOBILE HOME                                 |
| 9               | 352207       | 9024         | 3/1/05           | \$162,428         | TIMBER AND FOREST LAND                      |
| 9               | 352207       | 9033         | 7/1/04           | \$185,000         | TIMBER AND FOREST LAND                      |
| 9               | 352207       | 9034         | 3/1/05           | \$162,427         | TIMBER AND FOREST LAND                      |
| 9               | 422440       | 0121         | 9/2/05           | \$50,000          | QUESTIONABLE PROPERTY CHARACTERISTICS       |
| 9               | 712340       | 0125         | 4/11/03          | \$31,000          | RELATED PARTY, FRIEND, OR NEIGHBOR          |



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr